

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: April 14, 2016
SUBJECT: YouthLink, 41 North 12th Street

SITE DATA

Existing Zoning	II Light Industrial District B4C-1 Downtown Commercial District DP Downtown Parking Overlay District
Lot Area	49,114 square feet / 1.13 acres
Ward(s)	5; adjacent to 7
Neighborhood(s)	North Loop; adjacent to Downtown West and Loring Park
Designated Future Land Use	Transitional Industrial
Land Use Features	Growth Center (Downtown) Commercial Corridor (Hennepin Avenue two blocks south)
Small Area Plan(s)	North Loop Small Area Plan (2010)

PROJECT DESCRIPTION

YouthLink operates a day drop-in center at 41 North 12th Street for youth ages 16-23 that are experiencing homelessness. Clients are able to talk with staff about educational and employment goals, seek assistance finding housing, visit the medical clinic, eat meals, take showers and do laundry. The site is also home to the Youth Opportunity Center (YOC) which is a collaboration of organizations and agencies that provide resources for young people experiencing homelessness.

The applicant is proposing to construct a new five-story, 48-unit residential addition to the existing building. Project for Pride in Living (PPL) and YouthLink are partnering on this development. There will be a total of 47 beds for youth ages 18-23 and one resident advisor bed. The beds will be grouped into ten quad units with shared kitchen and bathroom facilities and eight studio units. On the ground floor of the building there will be shared common space, a health and wellness area and the Career Pathways center which will provide formerly homeless youth with guidance and assistance related to their educational and career goals. The residents will also have access to the services provided by YouthLink and at the YOC.

As part of the development, a small portion of the existing building will be demolished. YouthLink will add a small addition to their building, renovate their existing space and expand into the basement of the building.

APPLICATIONS

The site is currently zoned II Light Industrial District and B4C-1 Downtown Commercial District and is located in the DP Downtown Parking Overlay District. Housing is not allowed in the II Light Industrial District so the applicant is proposing to rezone the entire site to the B4C-1 Downtown Commercial District. The site is adjacent to former North 12th Street right-of-way. The applicant is proposing to vacate this street right of way and add the land to their site.

Staff has identified the following land use applications for the project:

- Rezoning from II and B4C-1 to B4C-1.
- Site plan review.
- Preliminary and final plat.
- Vacation of a portion of North 12th Street between Chestnut and Linden Avenues.



PPL YouthLink Housing and Youth Opportunity Center Renovation

SUBMITTED TO COMMITTEE OF THE WHOLE 03.21.2016



Statement of Proposed Use & Project Description

Two long-standing local non-profit organizations, Project for Pride in Living (PPL) and YouthLink, are working together to develop housing tailored to the needs of homeless youth, ages 18-23. This new-construction development will provide high-quality housing and supportive services at a critical time in young people's lives, a time in which stable housing and relationships with caring adults will allow formerly homeless youth to develop the goals, relationships and skills needed to navigate life as a self-sufficient adult. With these supports, homeless young people at a crossroads in life will change their trajectories from homelessness and despair to pathways of hope and opportunity.

The need is great. The most recent report from Wilder Research estimates that there are over 14,000 homeless people on any given day, with the vast majority located in the Twin Cities. Young people are disproportionately represented, making up nearly half of the homeless population (while making up only a third of the general population, according to Census data). YouthLink's experience makes these statistics real: over 2,000 homeless young people turn to YouthLink every year as a safe and supportive refuge from life on the street. YouthLink's existing day drop-in center, host site for the Youth Opportunity Center (or the 'YOC'), offers youth the chance to find a meal or some clean clothes, take a shower or use the laundry facilities, or visit the medical clinic. The YOC also offers homeless young people a safe place to be during the daytime.

While the effects of homelessness are devastating, especially for young people who are at the age of transition from adolescence to adulthood (ages 18-23), young people from this demographic are quite resilient and very likely to make positive progress toward becoming healthy, contributing, system-independent adults. Stable housing is absolutely vital to this transition out of homelessness.

This project has two primary components: 47 units of new affordable housing with service space, plus the renovation of, and addition to, YouthLink's existing service center at 41 12th Street North. The proposed housing will be attached to YouthLink's existing building.

The proposed PPL YouthLink Affordable Housing development will provide supportive housing in a new 5-story building attached to the existing Youth Opportunity Center. The majority of the SRO-style units will be grouped into suites of four rooms, with shared kitchens and bathrooms to encourage community-building amongst residents and to fight against the isolation that can be a barrier to these youths' success. One apartment for a resident advisor (staff member) will also be provided, for a grand total of 47 new housing units. The ground floor will house community spaces such as a lounge and a fitness/wellness room in addition to offices for property management and service providers. Another feature of the proposed housing is the Career Pathways Center, which will provide formerly homeless young people with guidance and assistance related to their educational and career goals.

The PPL YouthLink Supportive Housing project will be situated on YouthLink's property at 41 12th St North in Minneapolis, and on vacant land directly adjacent – for which we will be requesting vacation of the former 12th Street North right-of-way. Constructing this new housing as an addition to the current YOC allows for many efficiencies, including ease of access to the additional services offered at the YOC. Just as importantly, it allows for one central "Welcome Center" for the building, a 24-hour staffed front desk that allows for long-term cost savings by sharing this function between two programs. (Residents of the proposed housing will have a separate entry off of Chestnut Avenue, but Welcome Center staff will be able to monitor comings and goings in the housing entry to forestall any crises.)

In tandem with this housing development, YouthLink will be constructing a new Welcome Center and replacing their administrative offices that must be demolished to make way for the housing. They will also be undertaking a general remodel of their building. The remodel is required to maximize the use of the existing space (in particular, the underutilized basement) and to better accommodate the nearly-doubling of the number of homeless young people that YouthLink has been serving in recent years.

Anticipated land use applications include:

1. The vacation of a portion of the former 12th St right-of-way as described on the attached survey;
2. Re-zoning of the site. The site currently has split zoning, and housing is not a permitted use in part of the site (the I1 district.) Other existing zoning is B4C-1 and the DP (Downtown Parking) overlay. We will need to re-zone to B4C (Downtown Commercial District) as underlying zoning;
3. Replatting the site to create one parcel of the two currently (former 12th St right-of-way and YouthLink's parcel at 41 12th St N); and
4. Site Plan Review.

Project statistics:

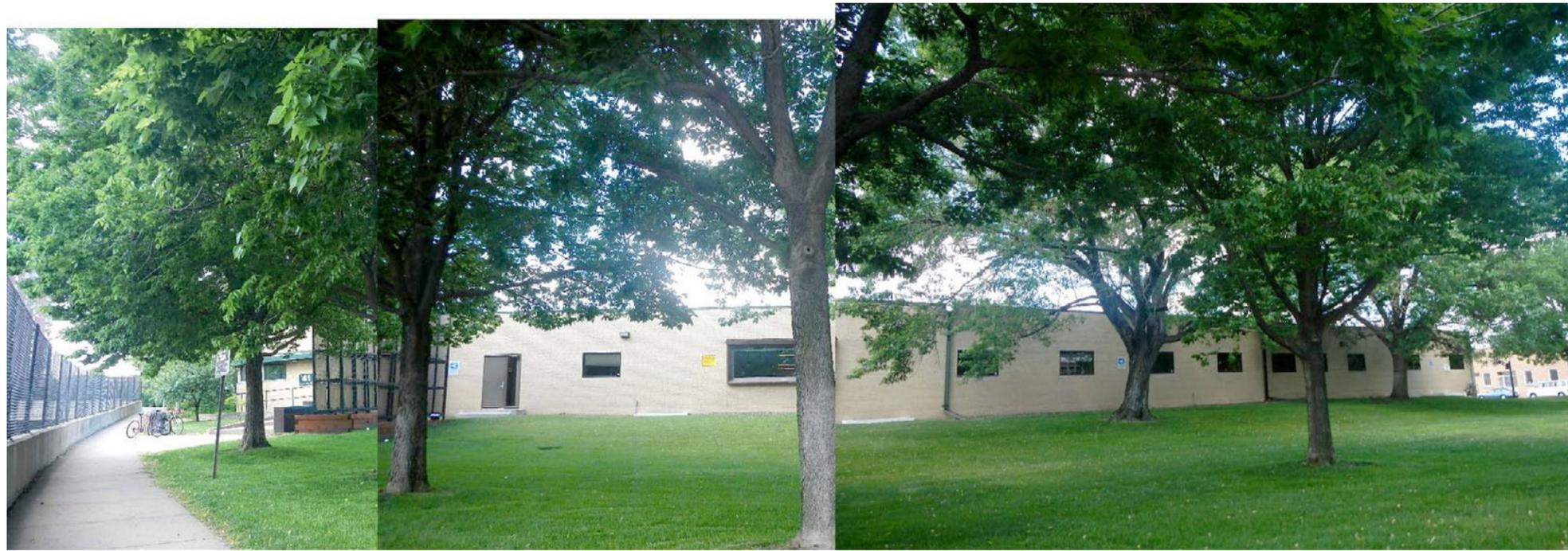
- Building height: 59'-1"
- Height to rooftop mechanical screening: 67'-0"
- YouthLink gross floor area: 34,484
- Housing gross floor area: 39,519
- Parking stalls: 34 (same as existing) Handicap parking stalls: 2 (same as existing)



PPL YouthLink Housing and Youth Opportunity Center Renovation

MINNEAPOLIS, MN | 03.21.2016 | 15-0032





1.
VIEW FROM EAST



2.
VIEW FROM NORTHEAST

3.

VIEW OF EXISTING ENTRY



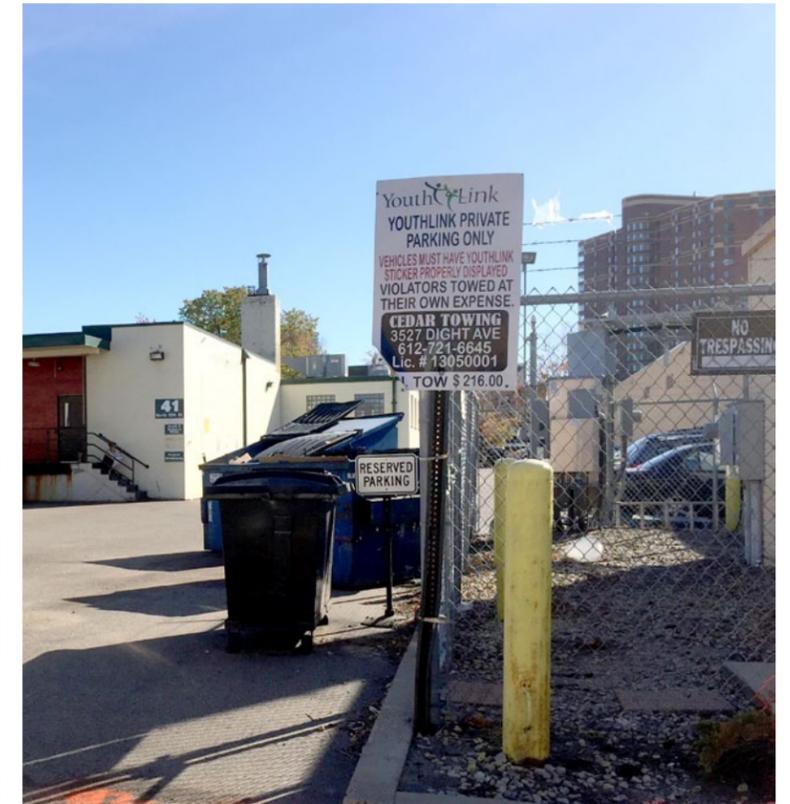
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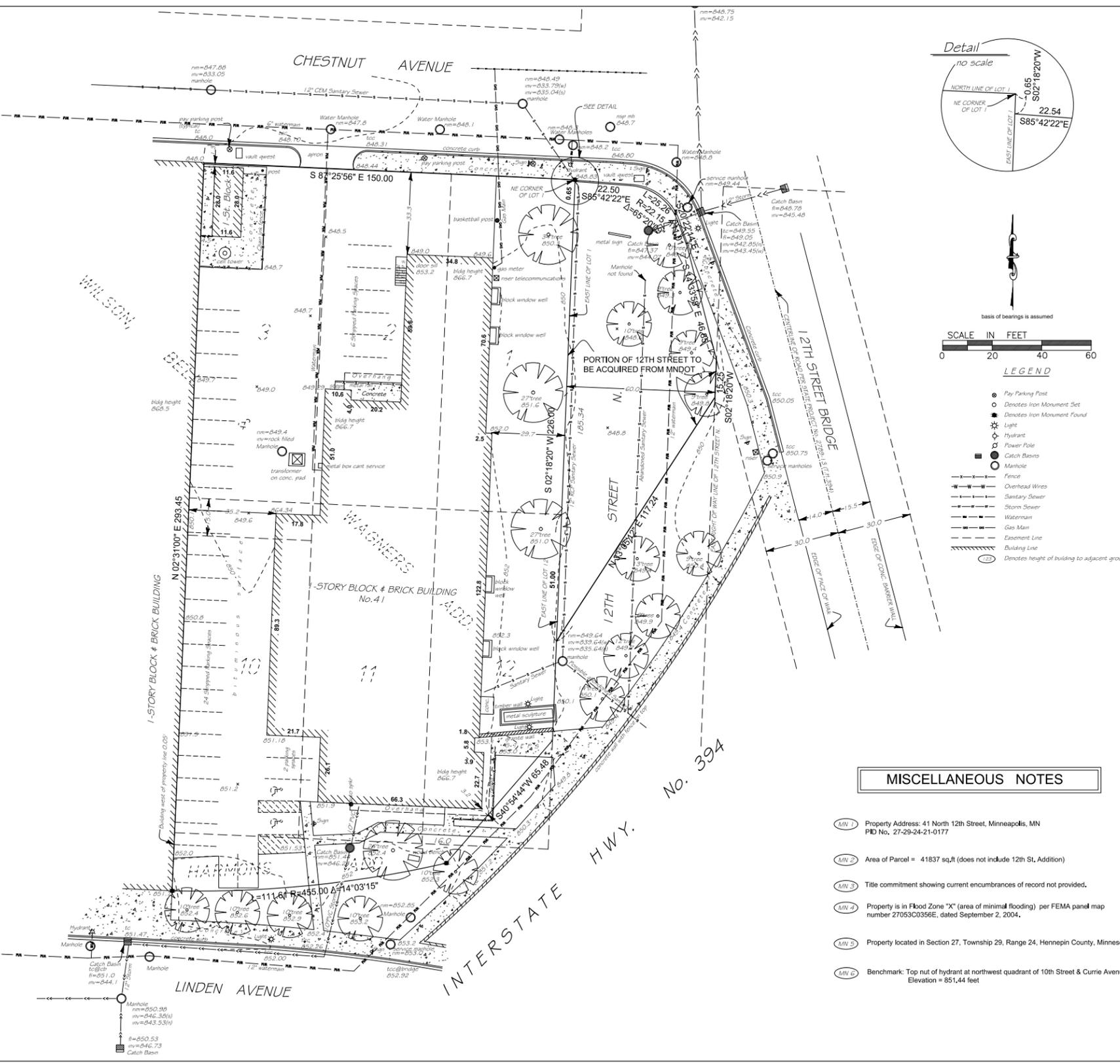
VIEW FROM SOUTHWEST



5.

VIEW FROM NORTHWEST





Survey For:
PROJECT FOR PRIDE
 1035 East Franklin Ave.
 Minneapolis, MN 55404

Legal Description

Tract A
 Lots 1, 2, 10, 11 and 12, except that part taken by the City of Minneapolis for Linden Avenue, and except the North 15 feet of said Lot 10, all in Block 18, Wilson, Bell & Wagner's Addition to Minneapolis, together with that part of Block 4, Harmon's Addition to Minneapolis, lying South of said Lots 10, 11 and 12 and North of Linden Avenue and East of the West line of said Lot 10, produced South, according to the plat thereof on file and of record in the office of the Registrar of Deeds in and for Hennepin County, Minnesota, except that part thereof which lies southeasterly on Line 1
 Beginning at a point on the east line of said Lot 12, distant 91 feet south of the northeast corner thereof, thence run southwesterly to a point on the south line of said Lot 12, distant 16 feet easterly of the southwest corner thereof, thence continue southwesterly on the last described course to an intersection with the southerly line of course to an intersection with the southerly line of Tract A hereinbefore described and there terminating, Hennepin County, Minnesota.

Tract B
 Lot 3 and the North 15 feet of Lot 10, Block 18, Wilson, Bell and Wagner's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Portion of 12th Street to be acquired from MNDOT

That part of 12th Street North described as follows:
 Commencing at the northeast corner of Lot 1, Block 18, Wilson, Bell and Wagner's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; thence South 02 degrees 18 minutes 20 seconds West, assumed bearing, along the east line of said Lot 1 a distance of 0.65 feet to the point of beginning of the land to be described; thence South 85 degrees 42 minutes 22 seconds East 22.50 feet; thence Southeast 25.26 feet along a tangential curve concave to the southwest having a radius of 22.15 feet and a central angle of 65 degrees 20 minutes 09 seconds; thence South 20 degrees 22 minutes 14 seconds East, tangent to last described curve, 11.01 feet; thence South 14 degrees 33 minutes 56 seconds East 46.85 feet to the east right of way line of said 12th Street North; thence South 02 degrees 18 minutes 20 seconds West along said right of way line 15.25 feet; thence South 33 degrees 05 minutes 12 seconds West 117.24 feet to the east line of Lot 12 of said Block 18; thence North 02 degrees 18 minutes 20 seconds East along the east lines of said Lots 1 and 12 a distance of 185.34 feet to the point of beginning and there terminate.

MISCELLANEOUS NOTES

- (MN 1) Property Address: 41 North 12th Street, Minneapolis, MN
PID No. 27-29-24-21-0177
- (MN 2) Area of Parcel = 41837 sq.ft (does not include 12th St. Addition)
- (MN 3) Title commitment showing current encumbrances of record not provided.
- (MN 4) Property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27053C0356E, dated September 2, 2004.
- (MN 5) Property located in Section 27, Township 29, Range 24, Hennepin County, Minnesota.
- (MN 6) Benchmark: Top nut of hydrant at northwest quadrant of 10th Street & Currie Avenue
Elevation = 851.44 feet

Certification

The only easements shown are from plats of record or information provided by client.
 I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Surveyed this 14th day of January 2016.

Prepared by:
 The Gregory Group, Inc., d/b/a,
 Lot Survey Company
 7601 73rd Avenue N,
 Brooklyn Park, MN 55428
 phone 763-560-3093
 fax 763-560-3522

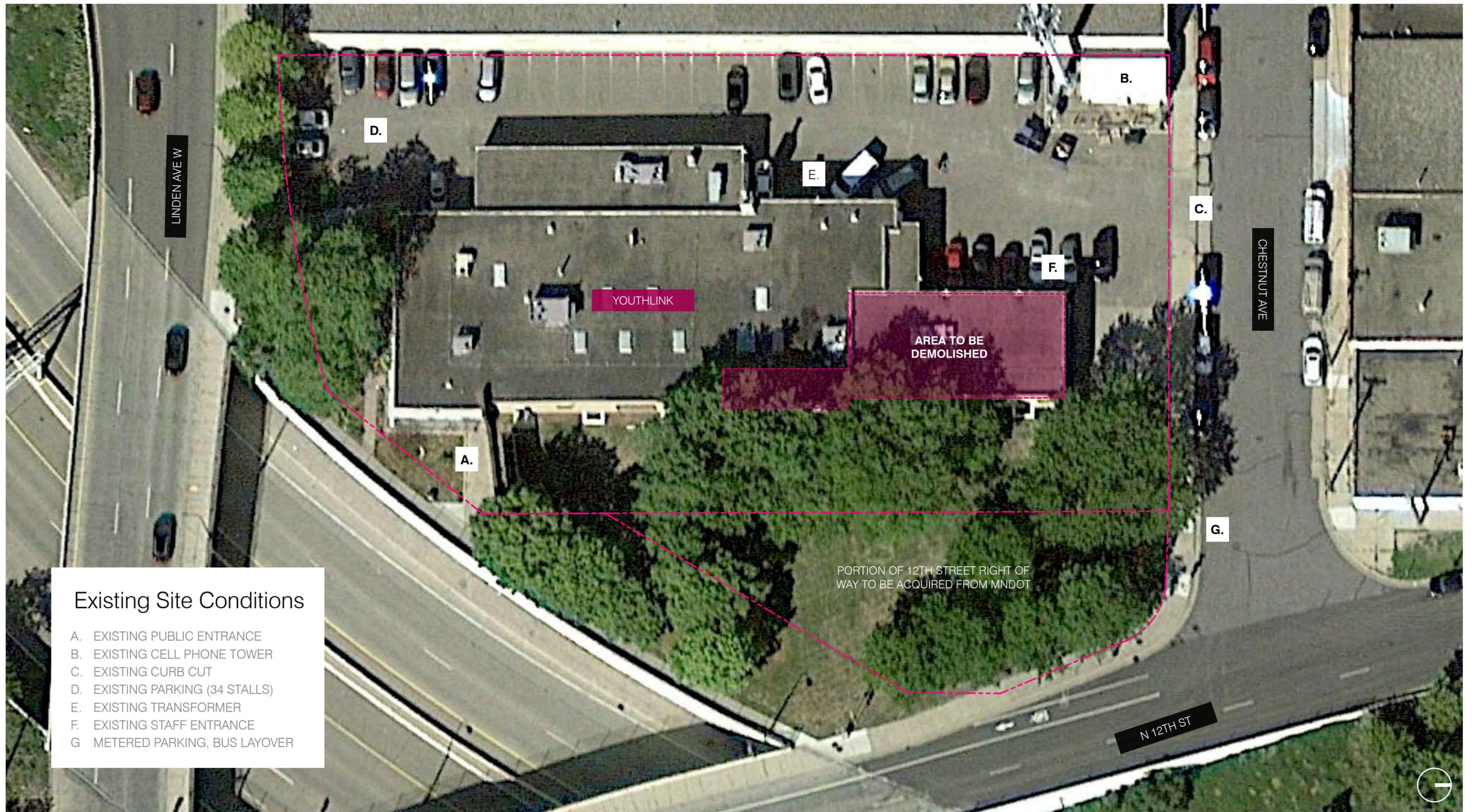
Signed: *Gregory R. Busch*
 Gregory R. Busch, Registration No. 24992

File No. F:\survey\jackson_bell_# wagners addition - hennepin\1-2-10-12-18\Wbwr-1-2-10-12-18\Bm64740.dwg File No. 1074-52 Inv. 84752 DTE



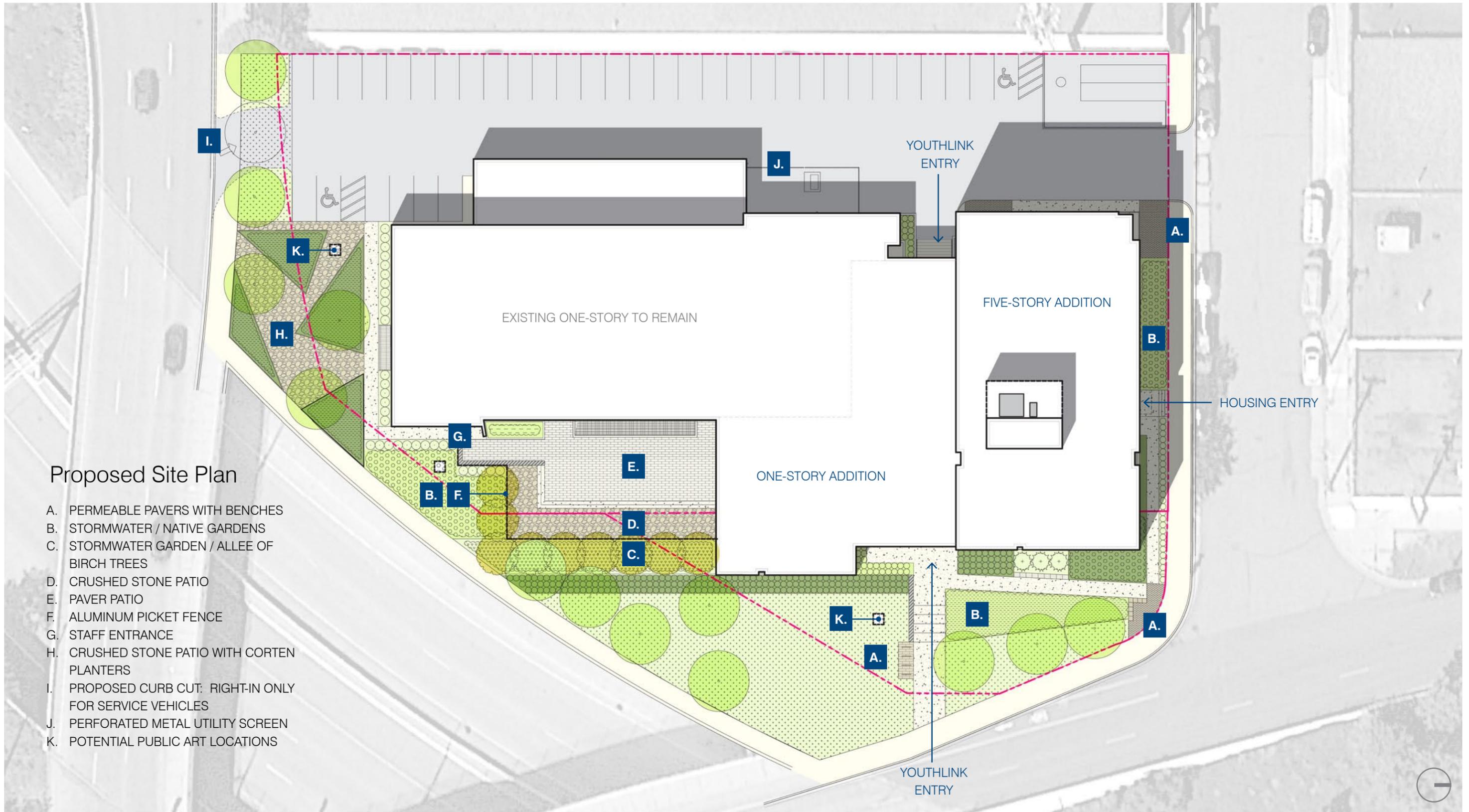
PPL YouthLink Housing and Youth Opportunity Center Renovation

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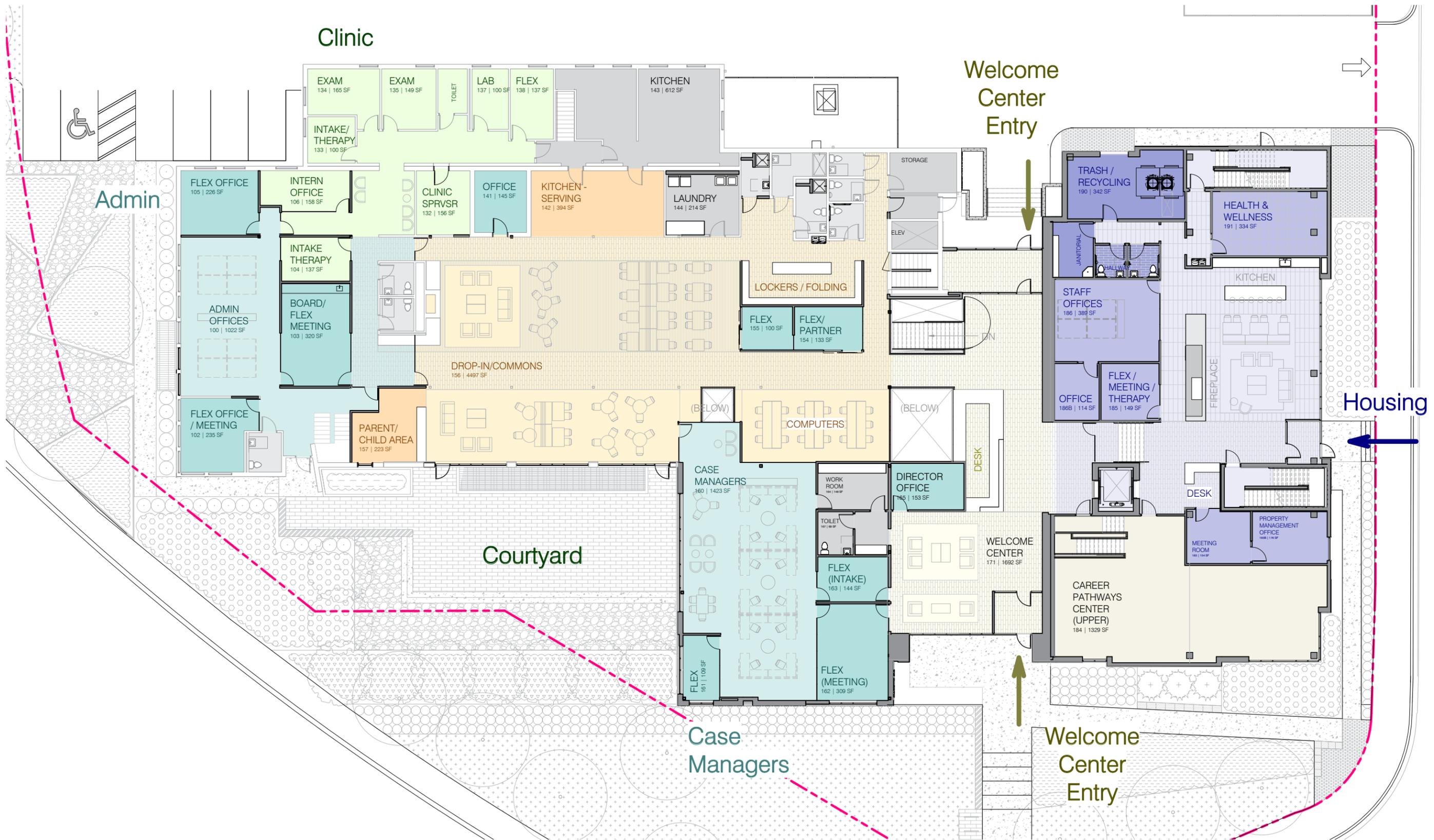
Existing Site Conditions

- A. EXISTING PUBLIC ENTRANCE
- B. EXISTING CELL PHONE TOWER
- C. EXISTING CURB CUT
- D. EXISTING PARKING (34 STALLS)
- E. EXISTING TRANSFORMER
- F. EXISTING STAFF ENTRANCE
- G. METERED PARKING, BUS LAYOVER

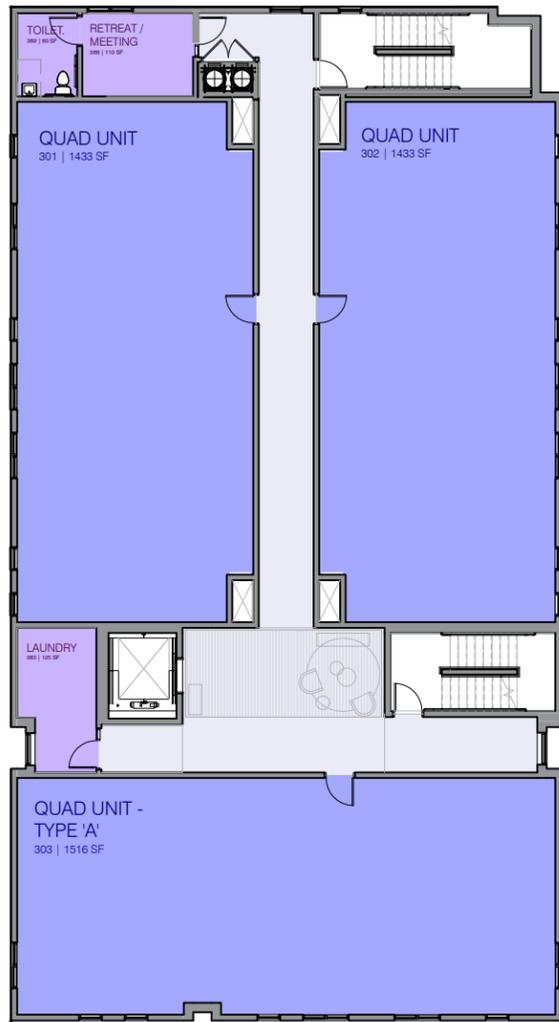


Proposed Site Plan

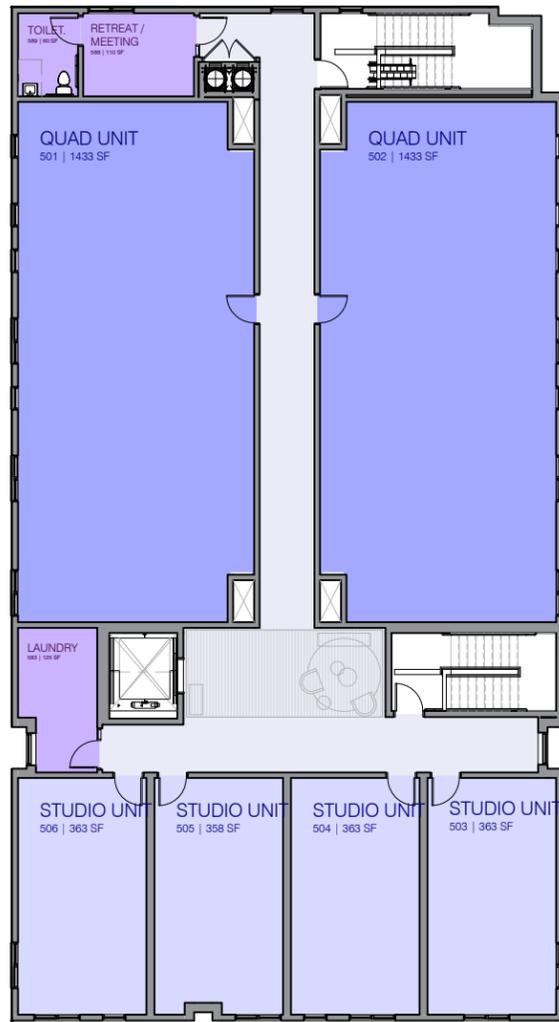
- A. PERMEABLE PAVERS WITH BENCHES
- B. STORMWATER / NATIVE GARDENS
- C. STORMWATER GARDEN / ALLEE OF BIRCH TREES
- D. CRUSHED STONE PATIO
- E. PAVER PATIO
- F. ALUMINUM PICKET FENCE
- G. STAFF ENTRANCE
- H. CRUSHED STONE PATIO WITH CORTEN PLANTERS
- I. PROPOSED CURB CUT: RIGHT-IN ONLY FOR SERVICE VEHICLES
- J. PERFORATED METAL UTILITY SCREEN
- K. POTENTIAL PUBLIC ART LOCATIONS



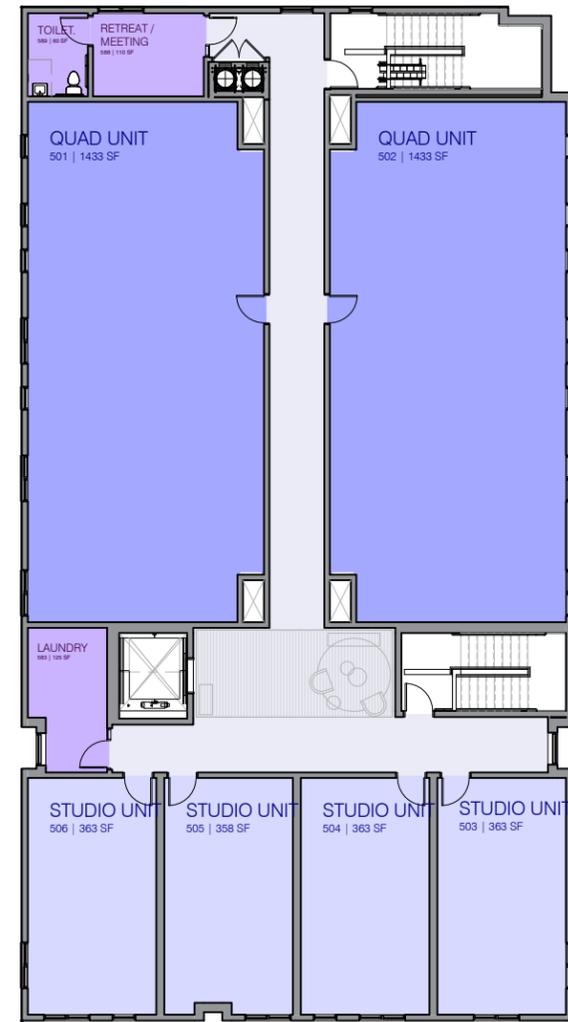




LEVELS 2-3



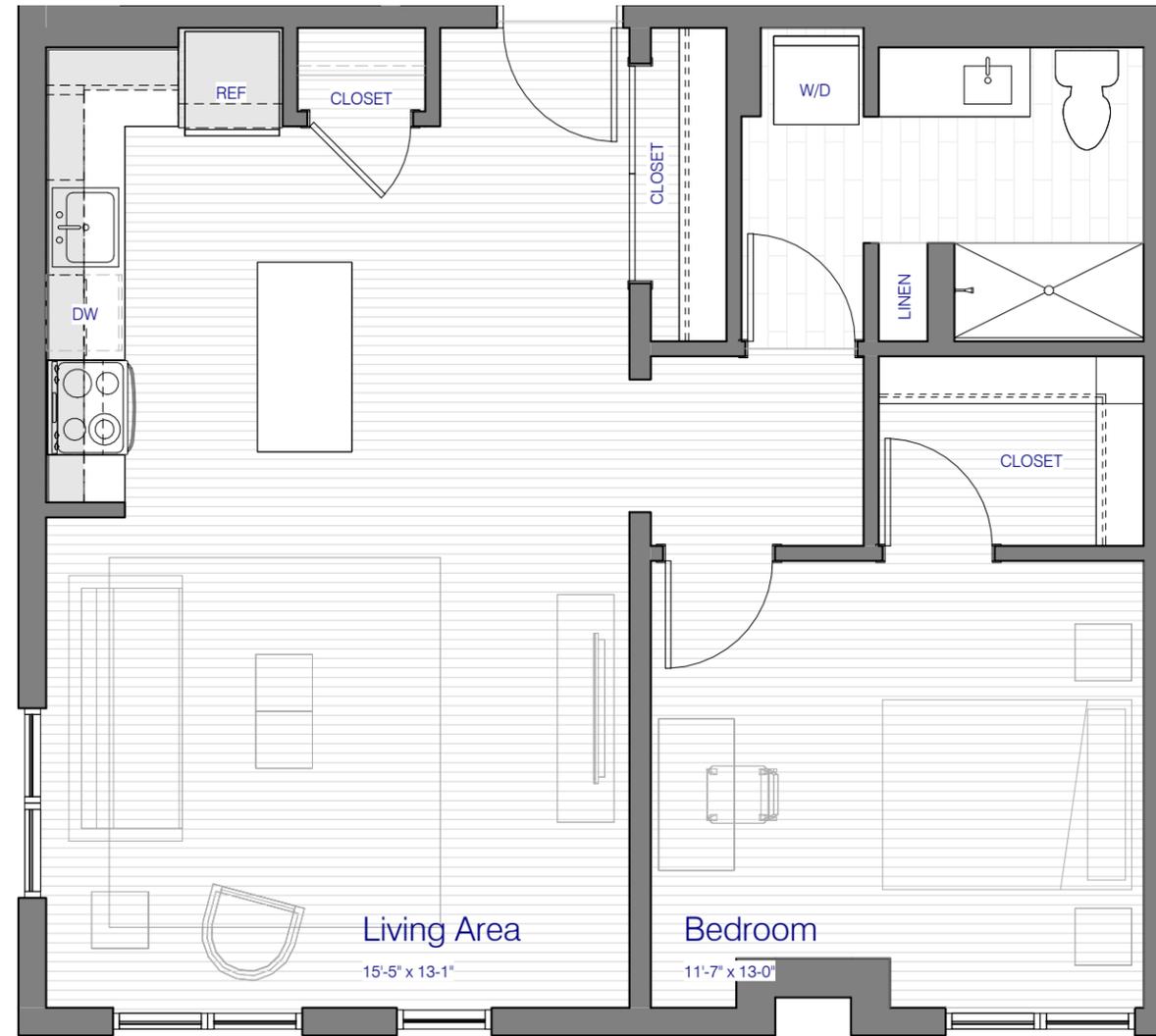
LEVEL 4



LEVEL 5









VIEW FROM NORTHEAST



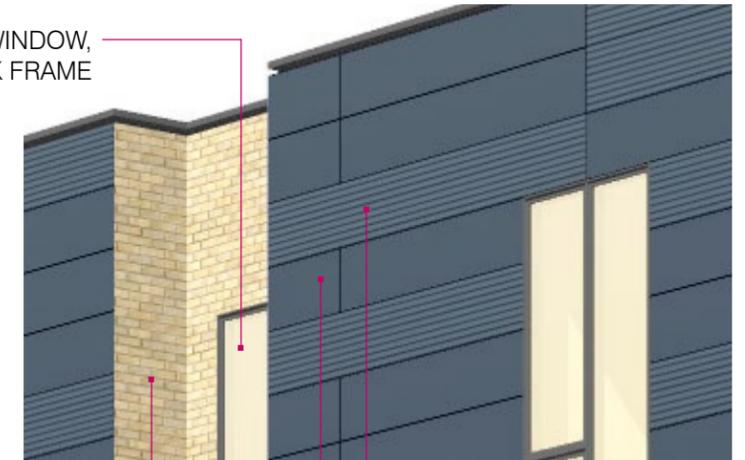
WEST ELEVATION



VIEW FROM EAST

VIEW FROM NORTHWEST

FIBERGLASS WINDOW,
BLACK FRAME



NICHIHA ILLUMINATION
PANEL, RIBBED TEXTURE
NICHIHA ILLUMINATION
PANEL, SMOOTH TEXTURE

BRICK TO MATCH EXISTING
YOUTH LINK BUILDING



NORTH ELEVATION

KEYNOTES:

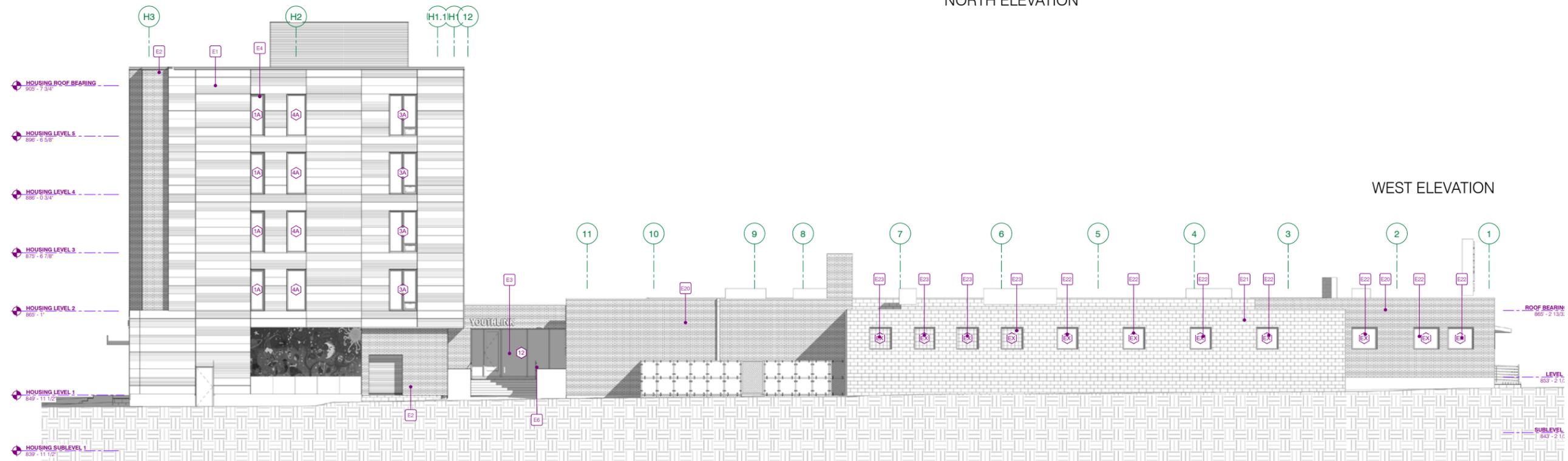
- E1 NICHIIHA ILLUMINATION SERIES, HORIZONTAL 10' PANEL; PROVIDE RIBBED METALLIC (40%) AND SMOOTH PANELS (60%) AS INDICATED ON ELEVATIONS
- E2 BRICK; COLOR TO MATCH EXISTING BRICK ON YOUTHLINK BUILDING
- E3 BLACK ANODIZED ALUMINUM STOREFRONT
- E4 FIBERGLASS WINDOW WITH METAL NICHIIHA TRIM
- E6 ALUMINUM HANDRAIL
- E8 FIBERGLASS WINDOW
- E11 AREA WELL
- E20 EXISTING BRICK WALL
- E21 EXISTING CMU WALL
- E22 EXISTING WINDOW TO REMAIN
- E23 EXISTING GLASS BLOCK TO REMAIN
- E25 EXISTING CELL PHONE TOWER TO REMAIN
- E28 EXISTING BREAK METAL AT WINDOW JAMBS TO REMAIN

NORTH:

- NICHIIHA - 67%
- BRICK - 8%
- GLAZING - 25%

WEST:

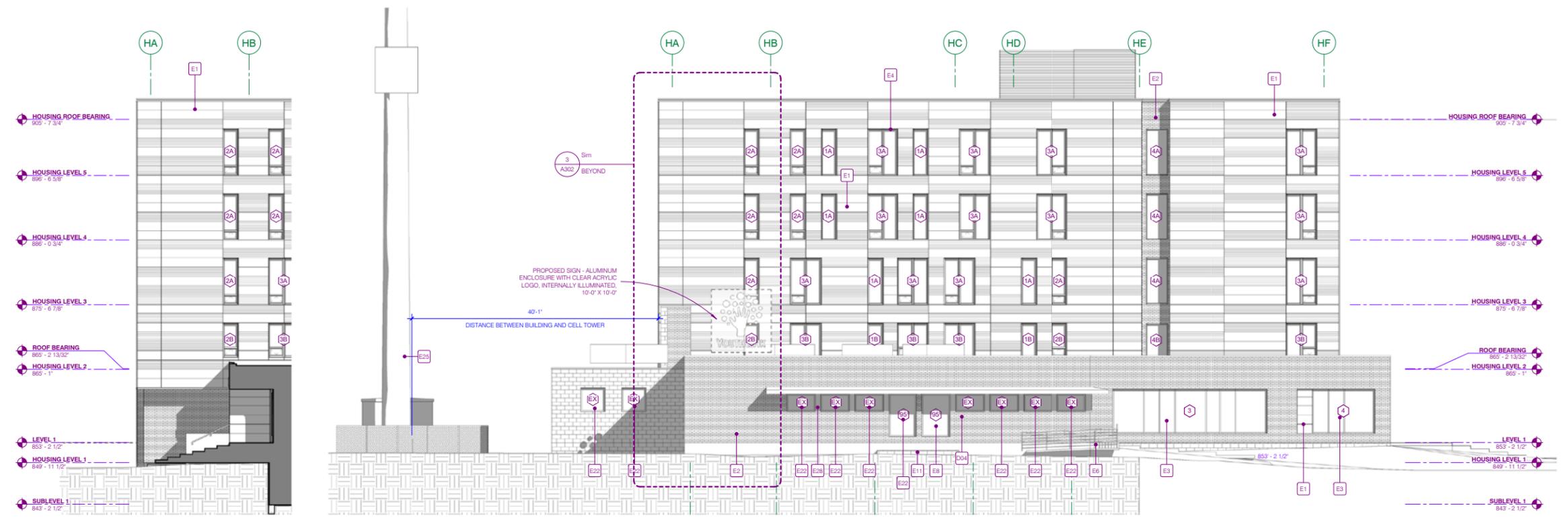
- NICHIIHA - 41%
- BRICK - 28%
- GLAZING - 10%
- CMU - 21%



WEST ELEVATION

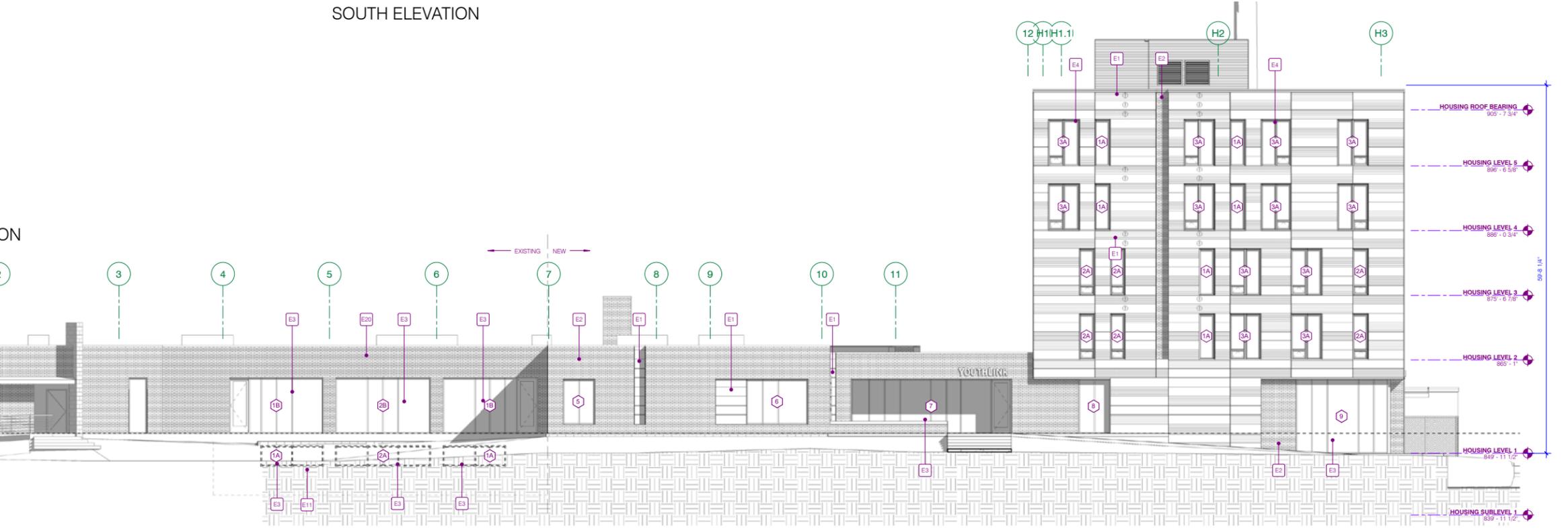
- SOUTH:
- NICHIIA - 55%
 - BRICK - 20%
 - GLAZING - 21%
 - CMU - 4%

- EAST:
- NICHIIA - 40%
 - BRICK - 31%
 - GLAZING - 29%



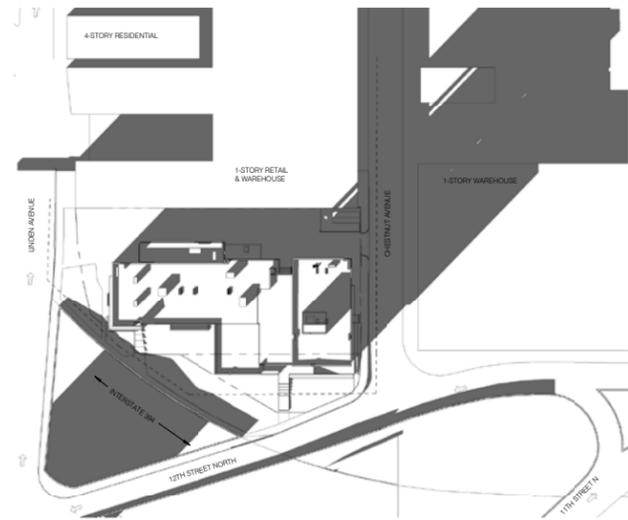
SOUTH ELEVATION

EAST ELEVATION

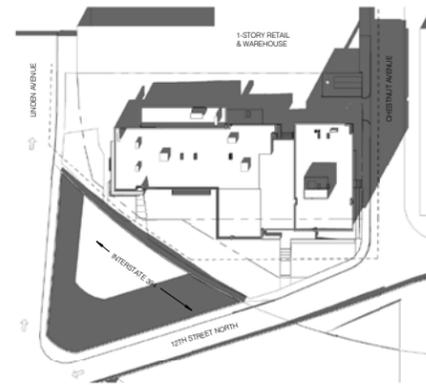


PPL YouthLink Housing and Youth Opportunity Center Renovation

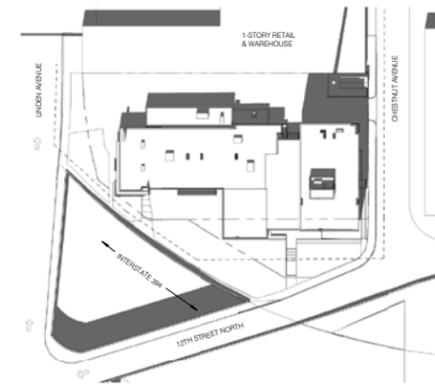
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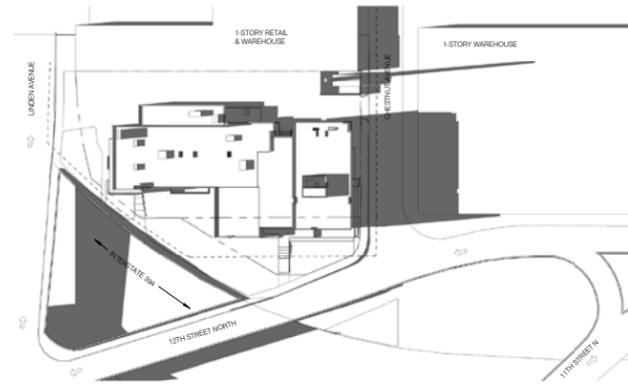
December 21
9:00 am



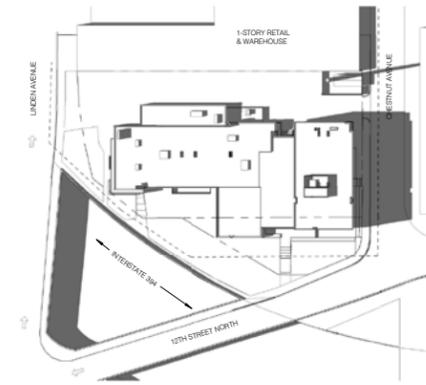
March / September 21
9:00 am



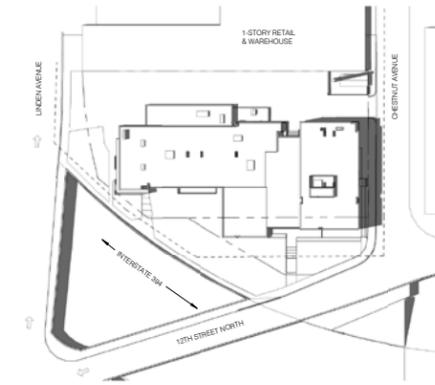
June 21
9:00 am



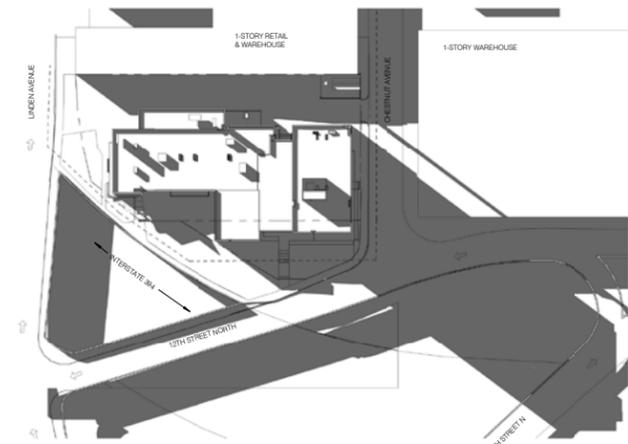
December 21
12:00 pm



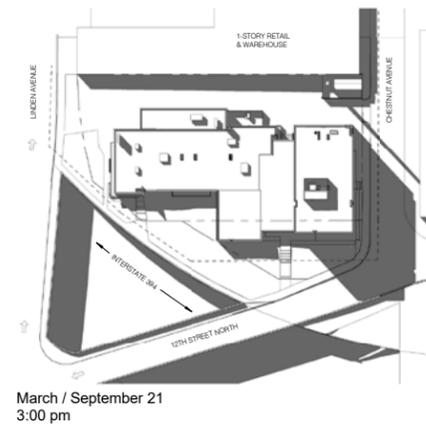
March / September 21
12:00 pm



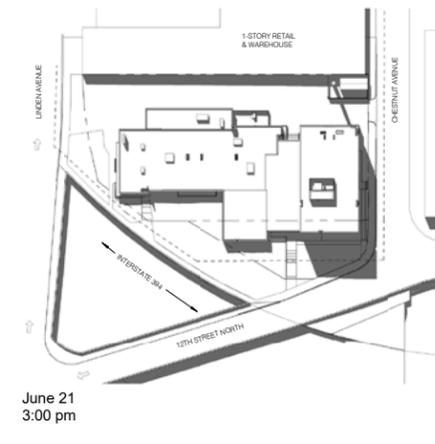
June 21
12:00 pm



December 21
3:00 pm



March / September 21
3:00 pm



June 21
3:00 pm

