



LAND USE APPLICATION SUMMARY

Property Location: 1800 Chicago Ave
Project Name: Withdrawal Management Expansion and New Mental Health Crisis Stabilization Center
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Hennepin County
Project Contact: Tom Terwilliger
Request: To add 15 additional detox beds and 16 new mental health crisis stabilization beds.

Required Applications:

Conditional Use Permit	To amend the existing conditional use permit for a hospital in the OR3 District.
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SITE DATA

Existing Zoning	OR3 Institutional Office Residence District
Lot Area	71,471 square feet / 1.64 acres
Ward(s)	6
Neighborhood(s)	Ventura Village
Designated Future Land Use	Public and Institutional
Land Use Features	Commercial Corridor (Chicago Avenue)
Small Area Plan(s)	<u>Chicago Avenue Corridor Plan (2012)</u>

Date Application Deemed Complete	April 8, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 7, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property owned by Hennepin County Human Services and Public Health Department and presently has fifty (50) beds for withdrawal management (detoxification). The use occupies approximately 11,750 square feet on the second half of the third floor. The withdrawal management facility is managed and operated by the American Indian Community Development Corporation (AICDC). The existing use is defined in the zoning code as a *hospital*, which is a conditional use in the OR3 Institutional Office Residence District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties along Chicago Ave are a mix of institutional, office and commercial uses. The properties to the west are multiple-family residential.

PROJECT DESCRIPTION. Approximately 11,750 sq. ft. of the existing building is reserved for fifty (50) beds for withdrawal management (detoxification) and is defined as a hospital. The applicant is proposing to remodel the interior of the existing building in order to add 15 new beds to the current withdrawal management center – a total of 65 beds. The purpose for expanding the detox center is to meet the demand for services, which is presently greater than the existing occupancy. The withdrawal management facility is managed and operated by the American Indian Community Development Corporation (AICDC). A detailed management plan for operations is attached in the applicant’s statement of proposed use.

In addition, the applicant is proposing to create a new sixteen (16) bed mental health crisis stabilization facility within the existing building. The purpose of having a Mental Health Crisis center is to provide short term residential supervision, observation and support for people who do not require intensive inpatient psychiatric care. Services performed would include the following:

- Assess and stabilize level of functioning
- Engage in recovery interventions to reduce health and social consequences
- Provide nourishment and basic needs
- Coordinate discharge planning and aftercare services

Hospitals are a conditional use in the OR3 District and the applicant is requesting an amendment to the conditional use permit to allow for the additional beds for the detox and mental health crisis stabilization facility within the existing building.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-533	Conditional use permit for the expansion of the detox center; off-site parking lot variances and site plan review.	Conditional use permit for the expansion of the detox center; off-site parking lot variances and site plan review.	Applications approved by the city council on <u>10/10/2003</u> .
V-2917	Variance to reduce the off-street parking requirement.	Variance to reduce the off-street parking requirement for 18 spaces.	Variance granted by the Board of Adjustment 01/25/1989.

V-2625	Variance to reduce the off-street parking requirement.	Variance to reduce the off-street parking requirement for 17 spaces.	Variance granted by the Board of Adjustment 04/27/1987.
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PUBLIC COMMENTS. Staff has received a letter of support from the Ventura Village Neighborhood Organization regarding the proposed expansion. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a hospital in the OR3 District 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.*

The additional beds for the detox and mental health facility, located within the existing building, will not be detrimental to or endanger the public health, safety, comfort or general welfare. The existing detox facility has been managed by AICDC since 2002 and they have provided a detailed management plan for patient assessment, staffing levels, duration of stay, case management and discharge. The applicant has also provided details of the proposed mental health facility that address operations and maintenance to ensure the safety, comfort and care for patients and those utilizing the facility. Finally, both functions have and will be required to maintain licenses issued from the MN Department of Health and Human Service and compliance with state health requirements.

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.*

The additional beds for both the detox and mental health facilities will be located within the existing building and will not be injurious to the use and enjoyment of other property in the vicinity. The staffing ratio is one to 10 patients and is expected to increase staffing by 2-3 for the detox center and on-duty staff for the mental health facility will be 5-6 people. The average stay for patients of the detox facility is 2-3 days and 5-7 days for the mental health facility. Both facilities have coordinated entry and discharge and patients are not allowed outside of the facility until the end of the required stay. Therefore, staff finds that the additional beds will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

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

Adequate utilities, access roads, drainage, and necessary facilities have been provided. The site plan was previously reviewed in 2003 and the site is in compliance with the approved plan.

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

The existing use has on-site parking and off-site parking located at 1909 Columbus Avenue. The applicant will be replacing existing office space with the proposed beds and the parking requirement

remains the same. The proposed expansion will increase staffing by 7-9 people between the two programs. Detox patients are not allowed visitors and visitors for the mental health facility will only occur during normal business hours. The subject property is located along Chicago Avenue, near the MetroTransit #5 bus and near Franklin Avenue and the #2 and #9. Staff finds that adequate measures have been taking to minimize traffic congestion in the public streets.

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*:

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.
- 1.8.3 Direct uses that serve as neighborhood focal points, such as libraries, schools, and cultural institutions, to designated land use features.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- 1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.
- 1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

- 10.8.8 Appropriate non-residential land uses, such as institutional, public and suitable commercial uses, should be integrated into low density residential areas through proper building location and design, landscaping, and other site improvements.

Urban Design Policy 10.13: Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

- 10.13.1 Concentrate the greatest density and height in the interior of institutional campuses with stepped-down building design as it transitions to the neighborhood.
- 10.13.2 Develop building forms on the edges of institutional property which are most reflective of neighboring properties as the preferred option, while recognizing that in certain circumstances greater bulk and density may be preferable to expansion beyond existing campus boundaries.

- 10.13.3 Encourage institutional uses and public buildings and facilities to incorporate architectural and site design that is reflective of their civic importance and that identifies their role as focal points for the community.
- 10.13.4 Promote active uses at the ground floor level.

The property is also located within the study area for the *Chicago Avenue Corridor Plan*. The plan indicates that future hospital expansions should be held to existing campuses and that Chicago Avenue should be branded as The Wellness Corridor. Staff finds that the proposed expansion, entirely within the existing building and the added services for mental health are consistent with the Plan.

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

If the requested land use application is approved, the proposal will comply with all provisions of OR3 District. In addition, the proposed accessory overnight shelter is required to meet the following development standards per Section 536.20 of the zoning code:

Hospital. All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the conditional use permit by Hennepin County for the property located at 1800 Chicago Ave:

A. Conditional Use Permit to allow the expansion of an existing hospital in the OR3 District.

Recommended motion: **Approve** the application for an amendment of the conditional use permit to add 15 additional detox beds and 16 new mental health crisis stabilization beds, within an existing hospital, subject to the following conditions:

- 1. 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.

ATTACHMENTS

- 1. Written description and findings submitted by applicant
- 2. Zoning map
- 3. Site plan
- 4. Plans
- 5. Photos

Conditional Use Permit Application
Statement of Proposed Use and Description

Hennepin County's Human Services and Public Health Department (HSPHD) is proposing to add fifteen (15) withdrawal management (detox) beds to their current number of fifty (50) detox beds for a new total of sixty-five (65) detox beds. The proposed fifteen (15) bed expansion would occur entirely within the existing building on the third floor with no exterior construction. In addition HSPHD is proposing to create a new sixteen (16) bed Mental Health Crisis Stabilization program within the same building as the detox center but on the second floor. This would be an interior remodel with no exterior construction. The building for these two proposals is located at 1800 Chicago Avenue which is on a 1.64 acre parcel. The current building is a three story 102,815 square foot (sf) building that was built in 1951.

The proposed fifteen (15) bed detox expansion would be approximately 4,400 sf which would be contiguous to the 8,400 sf that the current fifty (50) detox beds occupy. The new total size for the detox facility after the proposed expansion would be 12,800 sf which would be located entirely on the third floor inside the existing building with no exterior construction to occur.

The proposed sixteen (16) bed Mental Health Crisis Stabilization program would be approximately 7,100 sf which would be constructed on the second floor inside the existing building with no exterior construction to occur.

The purpose and goal for expanding the detox center is to help better meet the demand for services which is greater than the current capacity and to provide patients with a safe environment for detoxification. American Indian Community Development Corporation (AICDC) has operated and managed the detox program as Hennepin County's contract vendor since 2002. The current contract with AICDC runs through 12/31/17. Because the relationship between Hennepin County and AICDC has been very strong and mutually beneficial both parties plan to continue extending the contract in the future.

Because AICDC has done an excellent job of operating and managing the detox program there have been very few complaints from the neighborhood about the detox program and therefore AICDC has a very positive reputation and relationship with the neighborhood. The average stay for patients at the detox program is 2 – 3 days during which time patients are not allowed to leave the building. Below is a summary of the how AICDC manages and operates the detox

program and why AICDC has successfully minimized any negative impact of the detox program to the neighborhood.

- At admission a detailed nursing assessment is given to each patient. If patients are assessed as needing extensive medical care, evaluation or behavioral/psychological services not offered by the detox program they are screened out and referred to a setting that can better address their immediate needs such as HCMC.
- AICDC will not release a patient until they meet discharge criteria which includes being medically stable, evaluated by a registered nurse (RN) and a licensed alcohol and drug counselor (LADC) and have been given appropriate referrals that address the specific issues identified through the nursing and chemical health assessments. Additionally AICDC staff works closely with each individual patient to create a rational, concrete plan that includes viable housing and transportation options before they are allowed to be released
- AICDC employs one (1) full time driver who drives patients in need of transportation upon their release.
- AICDC is careful about not releasing more than one (1) patient at a time, particularly if patients know each other. By staggering the release of patients this helps avoid multiple patients from congregating with each other in the immediate neighborhood upon release.
- Staffing by AICDC operates at a minimum of 1:10 staff to client ratio at all times.

For the proposed Mental Health Crisis Stabilization program the purpose and goals for the center is to provide short term residential supervision, observation, and support for people who do not require intensive inpatient psychiatric care. The County's goal for the program is to assist individuals resolve the mental health crisis which brought them to the facility and to develop a Crisis Prevention Action Plan to deal with potential future crisis in a way which will not require intensive intervention.

Services performed would include the following:

- Assess and stabilize level of functioning
- Engage in recovery interventions to reduce health and social consequences
- Provide nourishment and basic needs
- Coordinate discharge planning and aftercare services

Summary of the proposed Mental Health Crisis Stabilization program:

- Sixteen(16) beds
- Average length of stay for individual patients will be five (5) to seven (7) days
- Patients will not be allowed to leave the building unsupervised while admitted as a patient
- Hennepin County will contract services to a state licensed mental health provider

- Proposed program will specialize in the treatment of mentally ill, chronically untreated, homeless clients.
- Proposed program seeks to divert individuals who otherwise would be admitted into a hospital, jail, or go untreated
- If approved by the City of Minneapolis and a CUP is received the estimated construction completion date is mid-2017

Hennepin County has pledged to Ventura Village Neighborhood Organization at meetings held with each other on February 25, 2016 and March 9, 2016 that Hennepin County will seek the engagement and meaningful input from Ventura Village Neighborhood Organization throughout the selection process for the state licensed vendor who will operate and manage the sixteen (16) bed Mental Health Crisis Stabilization program for Hennepin County.

Hennepin County will select a vendor to operate and manage the Mental Health Crisis Stabilization program and provide the critical and necessary services consistent with all licensing requirements and the stated goals of the county. The services include the following:

- One on one meetings with each patient every day, medication supervision, assistance with patient's crisis response action plan and groups that include medication education, family psycho-education, integrated dual disorder treatment, illness management, and recovery services.
- Upon admission all patients will be assessed utilizing the crisis assessment to ensure the individual meets the requirements for medical necessity and appropriate authorization for services.
- An individual crisis stabilization treatment plan must be completed by a mental health professional or a mental health practitioner under clinical supervision within 24 hours of the client's admission.
- Provide individual patients with a framework for how to integrate back into the community in a safe manner.
- Patients will be discharged to the most appropriate placement possible given their needs and behaviors.

Conditional Use Permit Application

Specific Application Requirements

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.

County Response: The proposed fifteen (15) bed withdrawal management (detox) expansion and sixteen (16) bed Mental Health Crisis Stabilization program will both be interior remodels within the existing building at 1800 Chicago Avenue with no exterior construction to occur for either.

The proposed fifteen (15) bed detox expansion would be approximately 4,400 sf and be contiguous on the third floor to the current fifty (50) bed detox facility. This proposed addition would bring the total size to approximately 12,800 sf for the new total number of sixty-five (65) detox beds. The proposed sixteen (16) bed mental health crisis stabilization program would be approximately 7,100 sf located on the second floor.

Hennepin County is confident and feels strongly that the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the immediate or surrounding neighborhoods. Critical to achieving this statement will be the two state licensed providers that Hennepin County selects as contract vendors to operate and manage the detox program and mental health crisis stabilization program.

American Indian Community Development Corporation (AICDC) has been the County provider who has operated and managed the detox program since 2002. The current contract with AICDC runs through 12/31/17 with both parties planning to continue extending the contract into the future because of the strong and mutually beneficial relationship that both parties have with each other which in turn benefits not only the patients but also the neighborhood. Below is a high level summary of how AICDC operates and manages the detox program which has led to AICDC successfully minimizing any negative impact to the neighborhood and why Hennepin County is confident that the conditional use for the proposed fifteen (15) detox beds will not endanger the public health, safety, comfort or general welfare of the immediate or surrounding neighborhoods.

- At admission a detailed nursing assessment is given to each patient. If patients are assessed as needing extensive medical care, evaluation or behavioral/psychological services not offered by the detox program the patient is screened out and referred to a setting that can better address their immediate needs such as HCMC
- Staffing by AICDC operates at a minimum of 1:10 staff to client ratio at all times.
- Patients are not allowed to leave the building during their stay which average stay is 2 – 3 days.
- AICDC will not release a patient until they meet discharge criteria which includes being medically stable, evaluated by a registered nurse (RN) and a licensed alcohol and drug counselor (LADC) and have been given appropriate referrals that address the specific issues identified through the

nursing and chemical health assessments. Additionally AICDC staff works closely with each individual patient to create a rational, concrete plan that includes viable housing and transportation options before they are allowed to be released.

- AICDC employs one (1) full time driver who drives patients in need of transportation upon their release.
- AICDC is careful to not release more than one (1) patient at a time, particularly if patients know each other. By staggering the release of patients this helps avoid multiple patients that were recently released from congregating with each other in the immediate neighborhood upon release.

Hennepin County enjoys a great relationship with AICDC for the detox program and strives and intends to have the same strong relationship with the vendor that they select to partner and contract with for the operation and management of the proposed sixteen (16) bed mental health crisis stabilization program. It is very important to Hennepin County that they do not negatively impact the immediate or surrounding neighbors in anyway which is one reason why they have pledged to Ventura Village Neighborhood Organization at meetings held with each other on February 25, 2016 and March 9, 2016 to seek the engagement and meaningful input from Ventura Village Neighborhood Organization throughout the selection process for the state licensed vendor who will operate and manage the facility. When selecting the vendor some of the critical and necessary services for the vendor to contractually provide will include the following:

- One on one meetings with each patient every day, medication supervision, assistance with patient's crisis response action plan and groups that include medication education, family psycho-education, integrated dual disorder treatment, illness management, and recovery services.
- An individual crisis stabilization treatment plan must be completed by a mental health professional or a mental health practitioner under clinical supervision within 24 hours of the client's admission.
- Patients will not be allowed to leave the building unsupervised while admitted as a patient.
- Provide individual patients with a framework for how to integrate back into the community in a safe manner.
- Patients will be discharged to the most appropriate placement possible given their needs and behaviors.

Please note that ambulances will seldom deliver or pick up patients for either the detox program or mental health crisis stabilization program and if they do transport a patient it is highly unlikely that they would ever need to drive beyond the speed limit or ever use the vehicle sirens or emergency lights. Police vehicles will deliver some patients to the building as they currently do for the existing fifty (50) bed detox center. It is extremely unlikely that there would be a situation where the transportation of patients for either the detox or mental health programs would require police to drive beyond the speed limit or to use the vehicle sirens or emergency lights. Therefore there should be no negative impact to the immediate neighborhood or surrounding community caused by emergency vehicles.

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.

County Response: Hennepin County's mission statement is "To enhance the health, safety and quality of life of our residents and communities in a respectful, efficient and fiscally responsible way". The last thing that Hennepin County ever wants to do is negatively impact any individual, neighborhood or community. To do so would be in direct contrast to our mission statement. Therefore any service or project that the County provides or performs is with the intention of helping our clients, who we define as anyone who lives in Hennepin County, and helping improve individual's lives and their communities. It is with this mindset and intent why it is so important to us that the conditional use proposals for the fifteen (15) detox beds and sixteen (16) mental health crisis stabilization beds 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. It is Hennepin County's sincere desire and intent for the conditional use to have no negative impacts and we are confident that the conditional use will not because of the reasons written in Statement 1 above which includes some of the following:

- The staffs for both the detox and mental health programs will work closely with patients to create a detailed and concrete plan before they are discharged including a viable housing plan.
- On-duty staff for the detox center is expected to increase by 2 – 3 people and on-duty staff for the mental health crisis stabilization program is expected to be 5 – 6 people. The small increase to parking is expected to be offset by the relocation of Hennepin County office employees to a different building who will be displaced by the expansion and creation of the detox and mental health programs.
- Ambulances or police vehicles when needed to transport a patient to or from will seldom if ever need to exceed the speed limit or use vehicle sirens or lights.
- Hennepin County fully understands that it is critical to contract with proven vendors who only operate and manage to the highest levels and will do so for the detox program and mental health crisis stabilization program. This is why Hennepin County will continue to have AICDC operate and manage the detox program and why we will be very critical in our selection of the state licensed vendor who will operate and manage the mental health crisis stabilization program and will be engaging and working with Ventura Village Neighborhood Organization in the selection of the vendor.

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

County Response: Both the fifteen (15) bed detox expansion and new sixteen (16) bed mental health crisis stabilization program will be interior remodels within the current building. Therefore no exterior construction will be needed or will occur. The conditional use proposals will not impact utilities, access roads, drainage, necessary facilities or other measures for the following reasons:

- The increase in parking and traffic by the additional on-duty staff of approximately 7 – 9 staff total between the two programs will be offset by the relocation of current Hennepin County office staff who will be displaced by the interior remodels and relocate from the building.
- Neither of the proposed programs will entail abnormal use of utilities or drainage inside of the building.
- Patients for the detox program are not allowed to leave the building during their stay and patients of the mental health program are only allowed to leave the building under accompanied supervision.
- Detox patients are not allowed visitors and patients of the mental health program will only be allowed visitors during set times which visitor count is expected to be small based on the similar Nancy Page sixteen (16) bed mental health crisis stabilization program that Hennepin County contracts with People Inc to operate and manage for them which is located at 245 Clifton Ave., Minneapolis.
- Ambulances or police vehicles when needed to transport a patient to or from will seldom if ever need to exceed the speed limit or use vehicle sirens or lights.

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

County Response: The conditional use will not impact traffic congestion in the public streets for the following reasons:

- Both the fifteen (15) bed detox expansion and new sixteen (16) bed mental health crisis stabilization programs will be interior remodels within the current building. Therefore no exterior construction will be needed or will occur so there will be no disruption of streets or traffic congestion during the interior remodels.
- The increase in parking and traffic by the additional on-duty staff of approximately 7 – 9 staff total between the two programs will be offset by the relocation of current Hennepin County office staff who will be displaced by the interior remodels and relocate from the building.
- Detox patients are not allowed visitors and patients of the mental health program will only be allowed visitors during set times which visitor count is expected to be small based on the similar Nancy Page sixteen (16) bed mental health crisis stabilization program that Hennepin County contracts with People Inc to operate and manage for them.

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

County Response: Current zoning for 1800 Chicago Avenue is OR3 (Institutional Office Residence) with a Conditional Use Classification of “Hospital”. The proposed conditional use for the expansion of fifteen (15) detox beds and sixteen (16) mental health crisis stabilization beds are classified as “Hospital” and therefore are consistent with the zoning and comprehensive plan.

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

County Response: 1800 Chicago Avenue is zoned OR3. The proposed conditional use for the expansion of fifteen (15) detox beds and sixteen (16) mental health crisis stabilization beds are classified as "Hospital" and therefore are consistent with the Code Ordinances for this site which requires a minimum lot size of 4,000 sf and for the building to not exceed six stories (lot size is 71,471 sf and building is three stories).



**Hennepin County
Land Management – Real Estate**

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Minneapolis, Minnesota 55415-1843

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April 8, 2016

Councilor Abdi Warsame
Ward 6
City of Minneapolis
350 South 5th Street, Room 307
Minneapolis, MN 55415

RE: Application for Conditional Use Permit – General Land Use Application
Withdrawal Management Expansion and new Mental Health Crisis Stabilization Center
1800 Chicago Avenue, Minneapolis, MN 55404

Dear Councilor Warsame:

On April 7, 2016, Hennepin County submitted an application for a conditional use permit (CUP) for the subject property noted above. A copy of the application letter to the City is attached.

Hennepin County owns the three story, 102,815 square foot (sq ft) building at 1800 Chicago Avenue that is zoned OR3 (Institutional Office Residence) and has a conditional use classification of Hospital.

Currently Hennepin County has a fifty (50) bed withdrawal management (detoxification) facility in the building which occupies 8,400 sq ft on the south half of the third floor. This withdrawal management facility is managed and operated by American Indian Community Development Corporation (AICDC). Through the CUP application Hennepin County is seeking approval for the following two uses:

- 1.) Expand the current withdrawal management center by fifteen (15) beds
 - 15 bed expansion would increase the total beds from 50 current beds to 65 beds
 - Space would increase approximately 4,400 sq ft from 8,400 sq ft to a new total size of approximately 12,800 sq ft located on the third floor
 - Average patient stay is 2 – 3 days
 - Patients are not allowed to leave the building during their stay
 - AICDC will continue to manage and operate the withdrawal management facility which they have managed and operated for Hennepin County since 2002.

- 2.) Create a new sixteen (16) bed mental health crisis stabilization facility
 - This new 16 bed facility would require approximately 7,100 sq ft which would be located on the south half of the second floor.
 - Average patient stay would be 5 – 7 days

- Patients are not allowed to leave the building unsupervised during their stay
- The purpose for this program is to provide short term residential supervision, observation, and support to individuals who do not require intensive inpatient psychiatric care and who otherwise would likely be improperly admitted into a hospital, jail, or go untreated.
- Hennepin County will seek the engagement, help, and meaningful input from Ventura Village Neighborhood Organization throughout the selection process for the state licensed vendor who will manage and operate the 16 bed facility for Hennepin County.

Neither of the above two proposals will require any exterior construction or expansion to the existing building and neither are expected to impact current parking.

The Land Use applications being sought by Hennepin County include:

- Conditional use permit to allow for the fifteen (15) bed expansion of the withdrawal management facility
- Conditional use permit to allow for a new sixteen (16) bed mental health crisis stabilization facility

The applicant on the applications is County of Hennepin. The undersigned is acting as agent on behalf of Hennepin County and any questions can be directed to that individual at 612-348-2152 or tom.terwilliger@hennepin.us.

We appreciate your consideration.

Yours very truly,



Tom Terwilliger
Real Estate Supervisor
Land Management Division
Hennepin County Community Works Dept.
701 Fourth Ave. S., Suite 400
Minneapolis, MN 55415



**Hennepin County
Land Management – Real Estate**

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April 8, 2016

Mr. Thor Adam
Board Chair
Ventura Village Neighborhood Organization
P.O. Box 580757
Minneapolis, MN 55458

RE: Application for Conditional Use Permit – General Land Use Application
Withdrawal Management Expansion and new Mental Health Crisis Stabilization Center
1800 Chicago Avenue, Minneapolis, MN 55404

Dear Mr. Adam:

On April 7, 2016, Hennepin County submitted an application for a conditional use permit (CUP) for the subject property noted above. A copy of the application letter to the City is attached.

Hennepin County owns the three story, 102,815 square foot (sq ft) building at 1800 Chicago Avenue that is zoned OR3 (Institutional Office Residence) and has a conditional use classification of Hospital.

Currently Hennepin County has a fifty (50) bed withdrawal management (detoxification) facility in the building which occupies 8,400 sq ft on the south half of the third floor. This withdrawal management facility is managed and operated by American Indian Community Development Corporation (AICDC). Through the CUP application Hennepin County is seeking approval for the following two uses:

- 1.) Expand the current withdrawal management center by fifteen (15) beds
 - 15 bed expansion would increase the total beds from 50 current beds to 65 beds
 - Space would increase approximately 4,400 sq ft from 8,400 sq ft to a new total size of approximately 12,800 sq ft located on the third floor
 - Average patient stay is 2 – 3 days
 - Patients are not allowed to leave the building during their stay
 - AICDC will continue to manage and operate the withdrawal management facility which they have managed and operated for Hennepin County since 2002.

- 2.) Create a new sixteen (16) bed mental health crisis stabilization facility
 - This new 16 bed facility would require approximately 7,100 sq ft which would be located on the south half of the second floor.
 - Average patient stay would be 5 – 7 days

- Patients are not allowed to leave the building unsupervised during their stay
- The purpose for this program is to provide short term residential supervision, observation, and support to individuals who do not require intensive inpatient psychiatric care and who otherwise would likely be improperly admitted into a hospital, jail, or go untreated.
- Hennepin County will seek the engagement, help, and meaningful input from Ventura Village Neighborhood Organization throughout the selection process for the state licensed vendor who will manage and operate the 16 bed facility for Hennepin County.

Neither of the above two proposals will require any exterior construction or expansion to the existing building and neither are expected to impact current parking.

The Land Use applications being sought by Hennepin County include:

- Conditional use permit to allow for the fifteen (15) bed expansion of the withdrawal management facility
- Conditional use permit to allow for a new sixteen (16) bed mental health crisis stabilization facility

The applicant on the applications is County of Hennepin. The undersigned is acting as agent on behalf of Hennepin County and any questions can be directed to that individual at 612-348-2152 or tom.terwilliger@hennepin.us.

We appreciate your consideration.

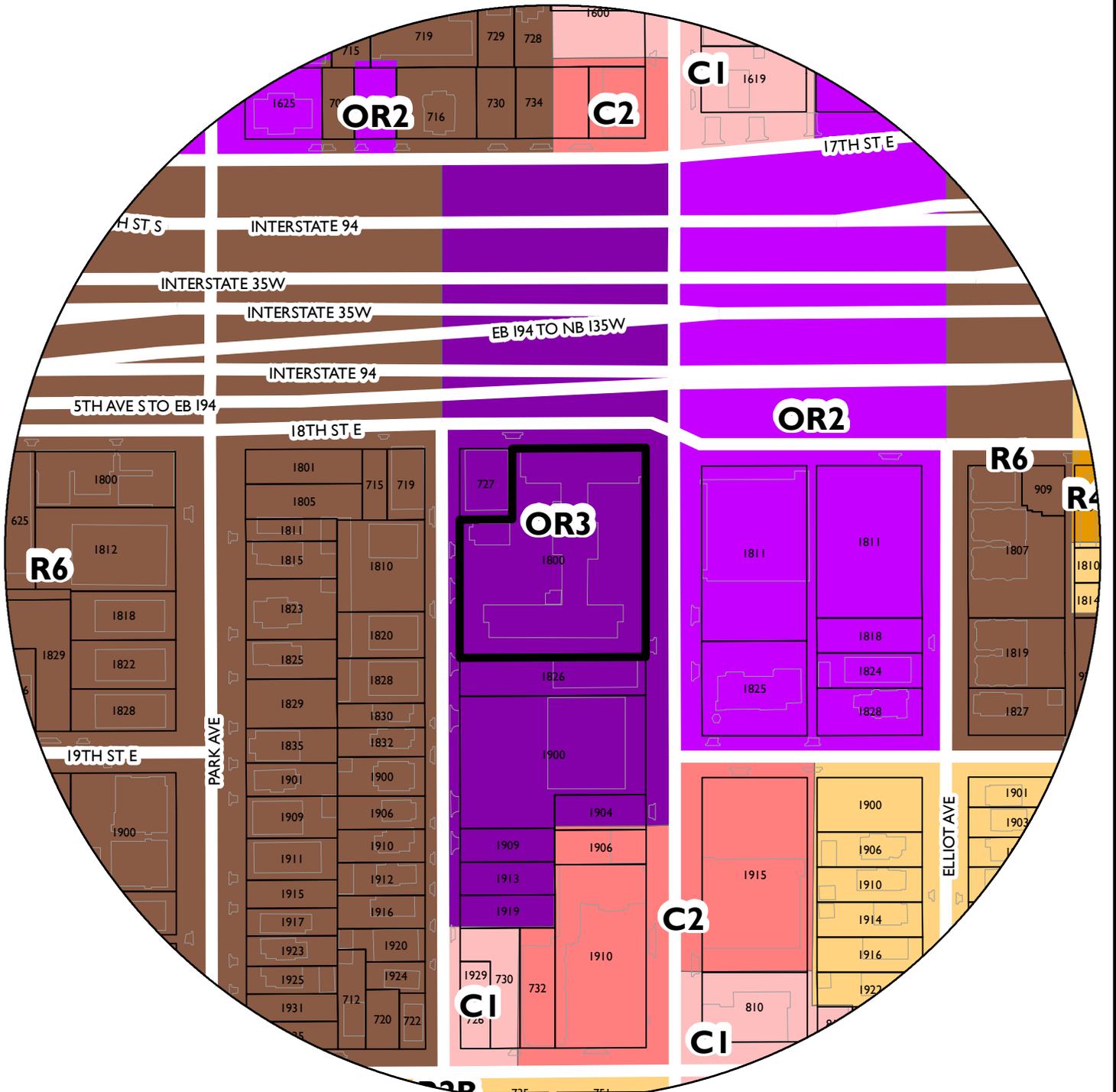
Yours very truly,



Tom Terwilliger
Real Estate Supervisor
Land Management Division
Hennepin County Community Works Dept.
701 Fourth Ave. S., Suite 400
Minneapolis, MN 55415

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1800 Chicago Ave

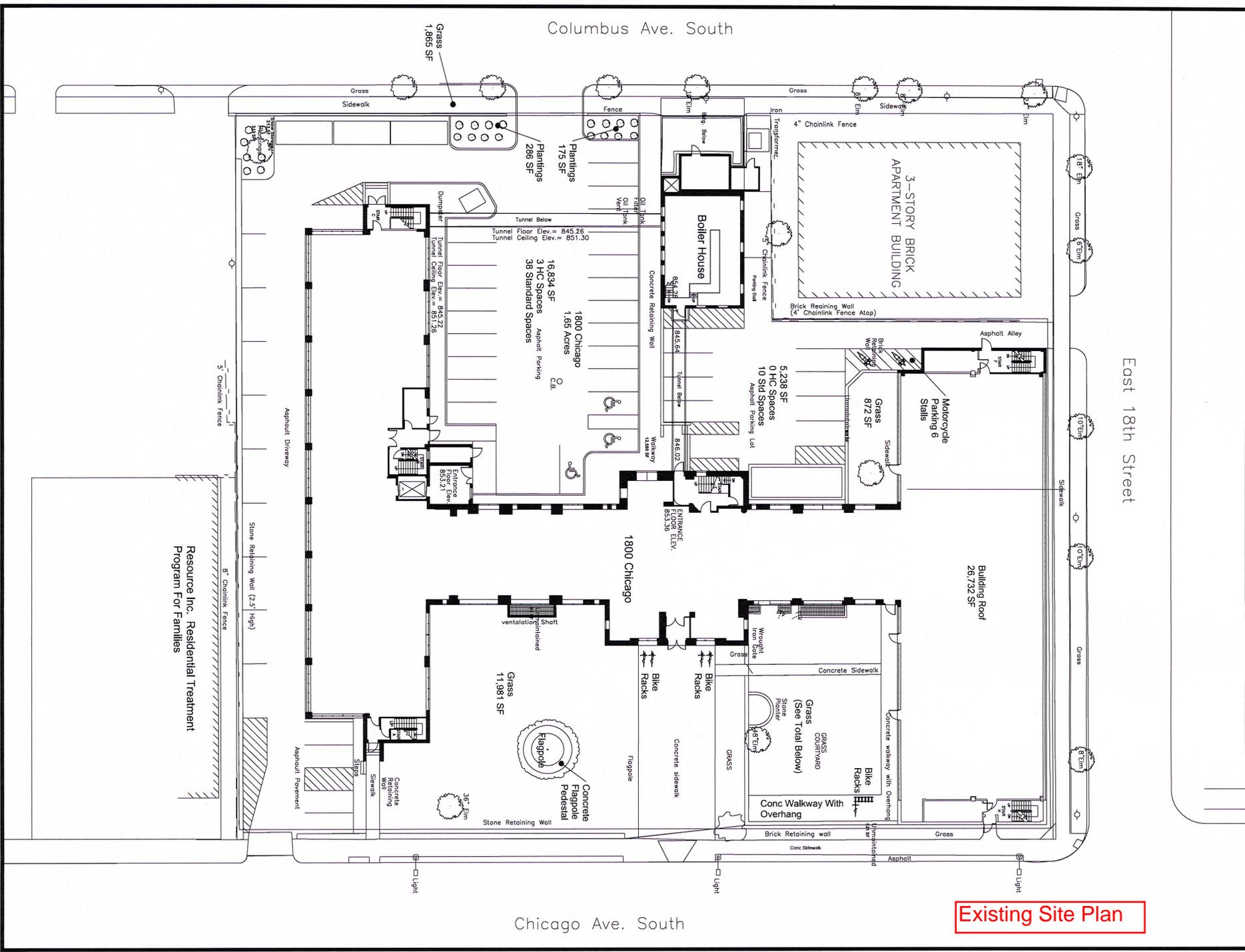
FILE NUMBER
BZZ-7673

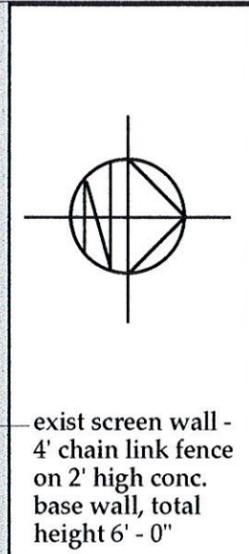
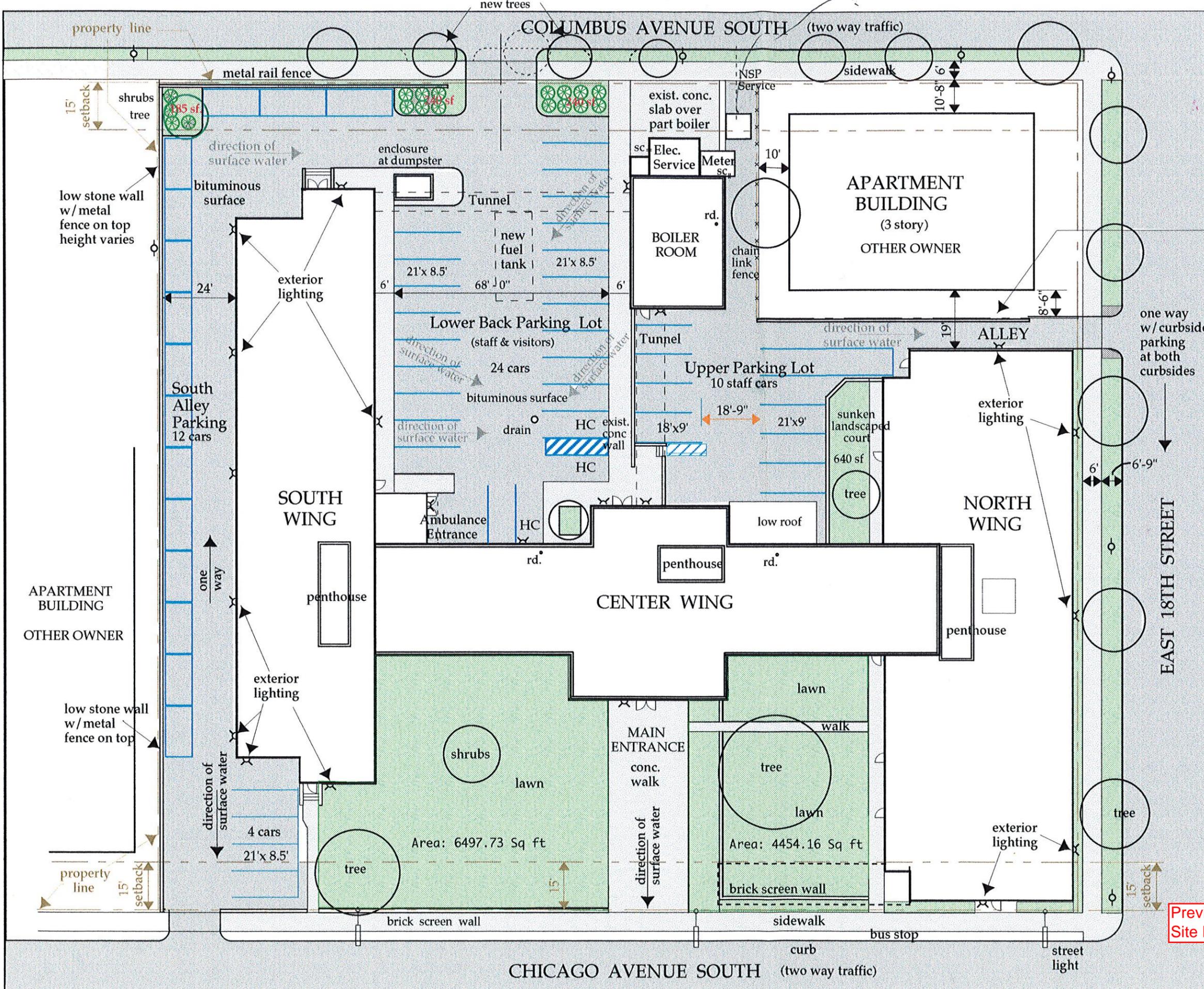
Columbus Ave. South

East 18th Street

Chicago Ave. South

Existing Site Plan





**HENNEPIN COUNTY
CENTRAL CHEMICAL
DEPENDENCY CENTER**

REVISED SITE PLAN
APPLICATION

1800 CHICAGO BLDG
SITE
1800 Chicago Avenue S.
Minneapolis, MN 55404

owner & project

L. G. Fulop
Architects & Planners
Minneapolis, MN 55436

consultants

issued May 23, 2002

SITE AREA:
71,850 sf.

**BLDG. FOOTPRINT
AREA:**
28,470 gsf.
40 % of site area

Landscaped area:
12,250 sf.
17.05 % of site area

Various pavements
31,132 sf
42.95 % of the total

**Variations
Needed:**
for
Front setback

Previously approved
Site Plan

by _____

certification

owner's proj. no.

proj. no. 02-01

date May 23, 2002

drawn LF

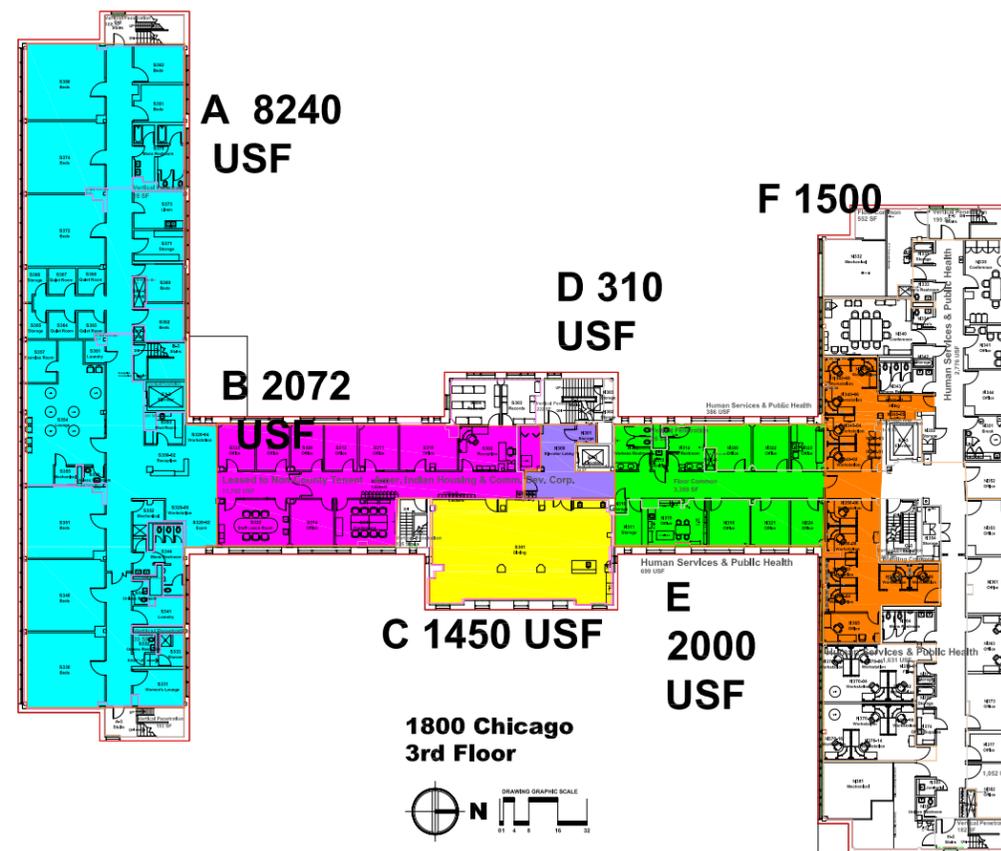
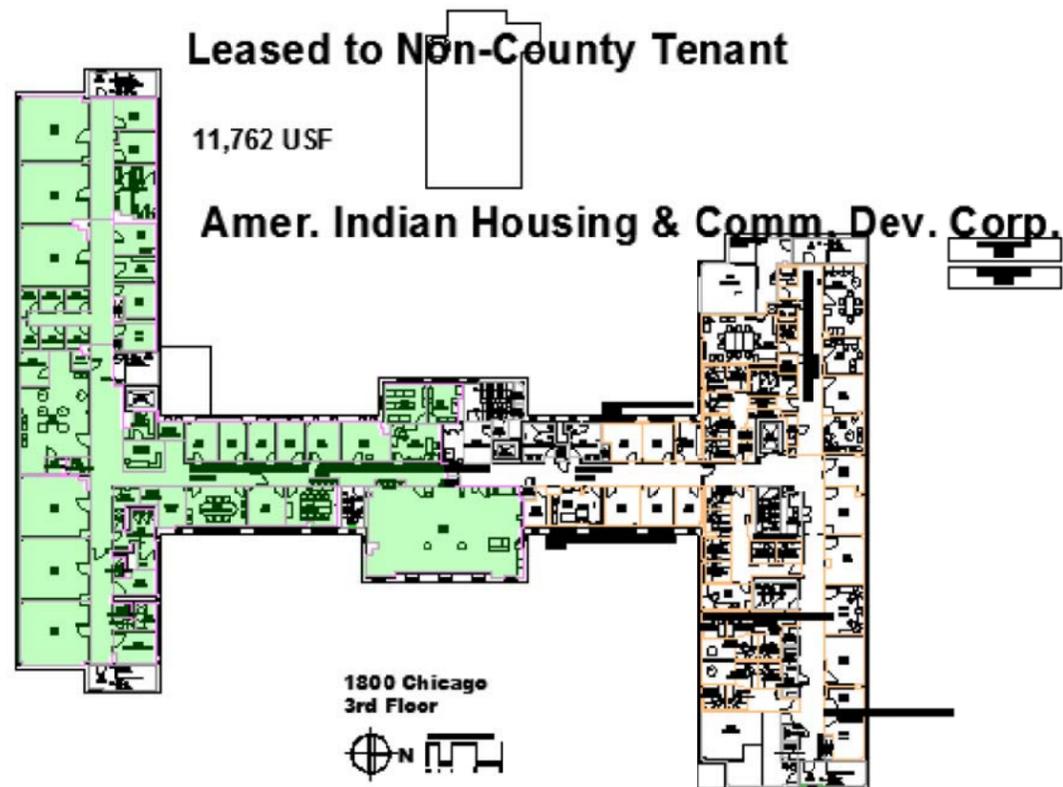
**Revised Parking
SITE PLAN**

Scale : 1" = 30' - 0"

sheet title

A 1g'

sheet no.



DETOX AREAS

Existing Area

A	8,240
B	2,072
C	1,450
Total	11,762

Expansion Area

D	310
E	2,000
F	1,500
Total	3,810

Remodeled Area

B	2,072
D	310
E	2,000
F	1,500
Total	5,882

2,072

Total Area

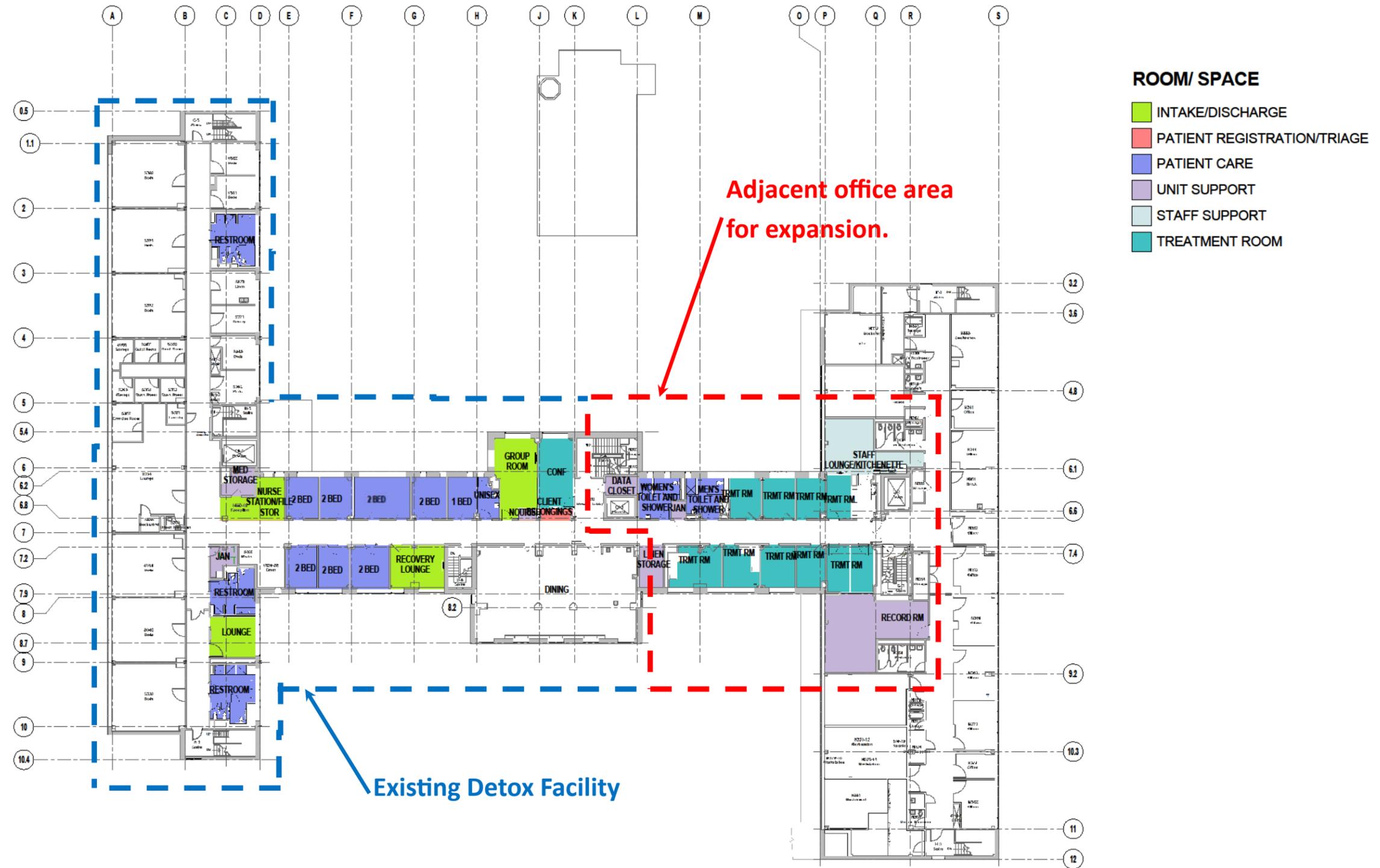
A	8,240
B	2,072
C	1,450
D	310
E	2,000
F	1,500
Total	15,572

Existing office wing to be converted to Mental Health Crisis Stabilization Unit



- ROOM/ SPACE**
- INTAKE/DISCHARGE
 - PATIENT REGISTRATION/TRIAGE
 - PATIENT CARE
 - UNIT SUPPORT
 - STAFF SUPPORT
 - TREATMENT ROOM

SECOND FLOOR PLAN - MENTAL HEALTH CRISIS



THIRD FLOOR PLAN - DETOX EXPANSION

1800 CHICAGO



HENNEPIN COUNTY BANS
DANGEROUS WEAPONS
ON THESE PREMISES

000





1800 CHICAGO



PRISM

1800 CHICAGO





Detoxification Entrance







DO NOT ENTER

756 HUE

CAMRY LE



VENTURA VILLAGE NEIGHBORHOOD

VENTURA MEANS HAPPINESS & GOOD LUCK TO YOU! BUENA VENTURA!

Tom Terwilliger
Real Estate Supervisor
Land Management Division
Hennepin County Community Works Dept.
701 Fourth Avenue South, Suite 400
Minneapolis, MN 55414

15 April 2016

VENTURA VILLAGE MARCH 9, 2016 MOTIONS

BOARD

Action: Approval of NCR/CPP 2015 Annual Report (C. Smith/A. Hassan)
Cecil went through the report with the Board.
Vote: Yes – 5; No – 0; Abstain – 0. Motion passes.

EXECUTIVE COMMITTEE

Action: Motion to approve Mary Watson and Sharon Albee contracts with the following amendment added to Mary Watson's contract. "That board members, contractors and vendors will only be able to receive check reimbursements twice per month on the second Wednesday and last Thursday of the month. The Contractor providing financial services is not available on call, but only during regular business hours." (C. Smith/A. Hassan)
Vote: Yes – 5; No – 0; Abstain – 0. Motion passes.

- 1. Action:** Motion to have a special election in the April 13, 2016 General Membership Meeting for the purpose of filling vacancies on the Board of Directors. (T. Adam/B. Kingsbury) Vote: Yes – 5; No – 0; Abstain – 0. Motion passes.
- 2. Action:** Ratify expenditure through Crime & Safety of up to \$1,000 for camcorder for police department.
- 3. Action:** Motion to approve additional expenditure for an extended damage warranty for the recently purchased surveillance camcorder for the 3rd Precinct Minneapolis Police Department, up to \$250.

MOTIONS 1, 2, 3, WERE MOVED AS A SLATE (T. Adam/B. Kingsbury)
Vote: Yes – 5; No – 0; Abstain – 0. Motions pass.

FINANCIAL

Action: Receive and file financial report – Ray Peterson not present – no vote.

GENERAL MEMBERSHIP MEETING

HOUSING & LAND



Recommendation #1602-1: That Ventura Village writes a letter of support for Hennepin County to apply to the City for two conditional use permits to expand the Withdrawal Management (Detox) and to establish a Mental Health Crisis Stabilization program at 1800 Chicago Avenue. This recommendation will be with the understanding that after the completion of the additions, the neighborhood will be involved in a meaningful way in the selection of the manager for the Mental Health Crisis Stabilization program. (Cecil Smith/Bill Kingsbury). Vote: Yes–13; No-1; Abstain-2.

Motion passes. There was a presentation by Tom Terwilliger of the Detox Center with questions and comments from residents. Mike Goze of AICDC also spoke to the project.

cc: Ms. Shanna Sether, Senior City Planner CPED, City of Minneapolis