

Minneapolis City Planning Department Report

Setback Variance, Site Plan Review and Street Vacation
BZZ-424

Date: February 11, 2002.

Applicant: Robert Lundgren, HGA Architects

Address of Property: 720 13th Avenue South

Date Application Deemed Complete: January 17, 2002

End of 60 Day Decision Period: March 18, 2002

End of 120 Day Decision Period: Not applicable

Applicant has Waived 60 Day Requirement: No

Contact Person and Phone: Robert Lundgren, (612) 758-4268

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Ward: 2 **Neighborhood Organization:** Elliot Park Neighborhood, Inc.

Existing Zoning: OR3

Proposed Use: Church expansion

Concurrent Review: Setback Variance, Site Plan Review and Street Vacation

Previous Actions: - A conditional use permit was approved in 1971 for a sign on the church property and a front and corner side yard variance were approved in 1990 for a church and parking lot addition.

Background: The applicant is proposing to demolish the 1880's portion of the existing Bethlehem Baptist Church that is located on the corner of 8th Street South and 13th Avenue South. This structure has been deemed to be not of such historical significance as to merit its preservation. The portion of the church that is to be demolished was used as the worship area for the institution until 1991 when a new worship area was constructed. At this time, the former worship area was converted to a storage area. In 1955, a classroom building was built between the 1880's portion of the building and where the new worship area is located. The new building will contain Sunday School classrooms, a bookstore, a library, two auditoriums and a central gathering space.

There is ample parking for the church both on-site and in surrounding lots. There are a total of 128 on-site parking stalls. In addition, the church leases a total of 1,000 additional parking stalls in lots

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surrounding the church site. Please see the attached memo from the applicant dated December 12, 2001 for an exact count of available parking stalls.

The portion of the existing church building that is located near the intersection of 13th Avenue South and 7th Street South was built 7 feet into the public right-of-way. When the building was originally constructed, an encroachment permit was granted by the Public Works Department to locate a portion of the building in the right-of-way. Today, permanent structures cannot be built in the right-of-way through the use of an encroachment permit. It is because of this that the applicant has submitted a vacation request to the Public Works Department for the Northwesterly 7 feet of 13th Avenue South between 7th Avenue South and 8th Avenue South. This vacation request will recognize the existing portion of the building as well as allow the applicant to apply for a variance to construct the proposed building at the "new" property line.

The Public Works Department has approved the vacation request subject to two conditions: 13th Avenue South shall be turned into a one-way street heading from 8th Street South to 7th Street South and the driveway located along the 7th Street South side of the building shall be removed.

The variance that the applicant has applied for is to reduce the corner side yard setback from the required 14 feet to 0 feet. Please note that the variance to 0 feet is reflected on the site plan that shows the approval of the vacation request where the current property line is moved 7 feet. In addition to the street vacation and the variance, this project also requires site plan review because of the size of the expansion.

VARIANCE

Findings Required by the Minneapolis Zoning Code:

- 1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.**

The applicant is seeking a variance to reduce the corner side yard setback along 13th Avenue South from the required 14 feet to 0 feet for the purposes of constructing a new addition to the existing church building. The applicant has indicated that the proposed portion of the church building will be built at the same setback as the existing church building that is located near the intersection of 13th Avenue South and 7th Street South.

- 2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.**

The zoning code would prohibit the applicant from constructing an addition at the same setback as the existing church building which was built in 1991.

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3. **The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.**

The addition would match the existing setback of the church building and therefore would not alter the essential character of the surrounding neighborhood.

4. **The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

Granting the variance would likely have no impact on congestion of area streets or fire safety, nor would the proposed addition be detrimental to welfare or public safety.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission adopt the findings above and **approve** the variance to reduce the corner side yard setback along 13th Avenue South from the required 14 feet to 0 feet for the purposes of constructing a new addition to the existing church.

SITE PLAN REVIEW

Findings as Required by the Minneapolis Zoning Code:

- A. **The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. **The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan. (See Section B Below for Evaluation.)**
- C. **The site plan is consistent with applicable development plans or development objectives adopted by the city council. (See Section C Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FACADE

- **Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.**
- **First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.**
- **The area between the building and the lot line shall include amenities.**
- **The building shall be oriented so that at least one (1) principal entrance faces the public street.**
- **Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.**

- For new construction, the building facade shall provide architectural detail and shall contain windows at the ground level or first floor.
- In larger buildings, architectural elements shall be emphasized.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited where visible from a public street or a residence or office residence district.
- Entrances and windows:
 - Residential uses shall be subject to section 530.110 (b) (1).
 - Nonresidential uses shall be subject to section 530.110 (b) (2).
- Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the facade and that vehicles are screened from view. At least thirty (30) percent of the first floor facade that faces a public street or sidewalk shall be occupied by commercial uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

PLANNING DEPARTMENT RESPONSE

- This development does reinforce the street wall as the building is located 15 feet from the 8th Street South property line and at the property line along 13th Avenue South. This development does maximize natural surveillance and facilitates pedestrian access along the 8th Street South side of the building as there are several windows located along the ground floor and there are active uses occurring on this side of the building. Staff does not believe that the development maximizes natural surveillance along the 13th Avenue South or the parking lot sides of the building as there are no windows located along these ground floor elevations.
- This development is located in the OR3 zoning district, which does have specific setback requirements. The setback requirement along 8th Street South is 15 feet and the building is setback 15 feet from the property line. The setback requirement along 13th Avenue is 14 feet and the building is setback 0 feet from the property line.
- The applicant is providing landscaping between the property line and the building.
- The principal entrance for the addition is oriented towards 8th Street South and is setback approximately 15 feet from the property line. There are additional entrances to the building that are oriented towards 13th Avenue South and the parking lot.
- The on-site accessory parking lot that serves the church is located on the interior side of the site.
- The building materials proposed for the addition are face brick to match the existing portion of the building, a stone masonry cap between the third and fourth floors of the building and glass windows. There is also a mechanical room located on the roof of the building that is proposed to be enclosed with metal panels.
- Overall, staff believes that there is very little architectural detail on the facade of the building. The top floor of the building is all glass windows and the roofline of the building has been emphasized. However, the entrance is not emphasized and there is a lack of windows on all three sides of the building.
- The exterior materials and appearance of the sides of the building are compatible with the front of the building.

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- Plain face block is not visible from the street.
- The 8th Street South side of the building contains approximately 38 percent windows along the ground floor elevation. The 13th Avenue South side of the building contains approximately 19 percent windows along the ground floor elevation. The parking lot side of the building contains approximately 16 percent windows along the ground floor elevation. Please note that there are no windows proposed for the second or third floors of the addition on any of the three sides of the building. For purposes of calculating the percentage of windows located along the ground floor elevation, staff used the 1955 portion of the building and the addition.
- There are no parking garages being proposed for this development.

ACCESS AND CIRCULATION

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.140 (b).
- Areas for snow storage shall be provided unless an acceptable snow removal plan is provided.
- Site plans shall minimize the use of impervious surfaces.

PLANNING DEPARTMENT RESPONSE

- This development conforms to the walkway and sidewalk requirements of the zoning code. The walkways that lead from the principal entrances off of 8th Street South to the public sidewalk are 8 feet in width.
- There are no bus stops being proposed for this development.
- The development conforms with the zoning code and with the requirements of the Public Works Department in regards to vehicular access and circulation. There are two entrances/exits that lead to the on-site accessory parking lot. They are located off of 7th Street South and 8th Street South. Because the two entrances to the parking lot are located directly across from one another, there should be speed bumps installed in the parking lot to ensure the safety of pedestrians and in order to slow vehicles down.
- As proposed, there should be no headlights shining into the windows of the adjacent residential properties as there are retaining walls and landscaped hedges located in front of them.
- According to the applicant, during a light snow fall the snow will be stored in the middle landscaped area in the parking lot. However, when there is a heavy snow fall the snow will be removed from the site.
- Approximately 21 percent of the site is proposed to be landscaped. As additional 4 percent of the site outside of the property line is proposed to be landscaped.

LANDSCAPING AND SCREENING

- The composition and location of landscaped areas shall complement the scale of the

development and its surroundings.

- Not less than twenty (20) percent of the site not occupied by buildings shall be landscaped as specified in section 530.150 (a).
- Where a landscaped yard is required, such requirement shall be landscaped as specified in section 530.150 (b).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.160 (b).
- Parking and loading facilities abutting a residence or office residence district or abutting a permitted or conditional residential use shall comply with section 530.160 (c).
- The corners of parking lots shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks, or bicycle parking.
- Parking lots containing more than two hundred (200) parking spaces: an additional landscaped area not less than one hundred-fifty (150) square feet shall be provided for each twenty-five (25) parking spaces or fraction thereof, and shall be landscaped as specified for a required landscaped yard.
- All parking lots and driveways shall be defined by a six (6) inch by six (6) inch continuous concrete curb positioned two (2) feet from the boundary of the parking lot, except where the parking lot perimeter is designed to provide on-site retention and filtration of stormwater. In such case the use of wheel stops or discontinuous curbing is permissible. The two (2) feet between the face of the curb and any parking lot boundary shall not be landscaped with plant material, but instead shall be covered with mulch or rock, or be paved.
- All other areas not governed by sections 530.150, 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.220.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.60, as provided in section 530.230.

PLANNING DEPARTMENT RESPONSE

- The City's landscape consultant has not reviewed the landscaping plan that was submitted for this development. Approximately 21 percent of the site is proposed to be landscaped. This exceeds the minimum requirement in the zoning code. The requirement as set forth in section 530.150 calls for 13 trees and 63 shrubs. The applicant is proposing to have 29 trees and 56 shrubs on the site.
- There is an existing retaining wall with a black vinyl coated chain link fence on it located along the

west and the north side of the parking lot.

ADDITIONAL STANDARDS

- **Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.**
- **Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.**
- **Site plans shall minimize the blocking of views of important elements of the city.**
- **Buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **Buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260.**
- **Site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

PLANNING DEPARTMENT RESPONSE

- The applicant provided a lighting plan for the parking lot but not one that showed where the exterior lighting fixtures are on the building.
- As proposed, there should be no headlights shining into the windows of the adjacent residential properties as there are retaining walls and landscaped hedges located in front of them.
- The proposed building should not block views of landmark buildings, significant open spaces or water bodies.
- This development should have minimal shadow effects on the surrounding area.
- This development should have minimal wind effects on the surrounding area.
- The Crime Prevention Specialist has reviewed the design in regards to crime prevention design elements. The CPTED specialist indicated several things during the review; 1) there should be lights installed over all entrances/exits to the building, 2) there should be sufficient lighting in the parking lot, 3) the new entrance/exit door on 13th Avenue South should be glass as to provide eyes into and out of the building and 4) the landscaped area in the middle of the parking lot should include low-growing landscaping in order to control the use of the space.
- This structure has been deemed to be not of such historical significance as to merit its preservation.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan

ZONING CODE

With the approval of the street vacation, the setback variance and the site plan review this development would meet the requirements of the OR3 zoning district.

THE COMPREHENSIVE PLAN

According to the *Minneapolis Downtown 2010 Plan*, this property is located in a downtown neighborhood area as found on the concept plan map. The housing developments that are near this site are high-density developments.

In the City Form chapter found in the *Minneapolis Plan*, Policy 9.7 states that "Minneapolis will work with institutional partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area." Policy 9.10 states that "Minneapolis will support efforts that recognize both the increased visibility and importance of corner properties and the role of gateways in enhancing traditional neighborhood character." Policy 9.12 states the "Minneapolis will promote design solutions for automobile parking facilities that reflect principles of traditional urban form."

This project is located on the periphery of the downtown and in the midst of a mixed-use neighborhood. The addition incorporates a new four-story building and a newly landscaped parking lot. The addition takes into account the height and setbacks of surrounding properties. The existing parking lot will be reconfigured in order to better use the space and will include additional landscaping in and around the perimeter of the lot.

Section C: Conformance with Applicable Development Plans or Objectives Adopted by the City Council

No development plans for this area have been adopted by the City. The Planning Department is in the process of conducting the Downtown East 40-acre study. The vision for this site is medium-density housing.

ALTERNATIVE COMPLIANCE

The Planning Commission may approve alternatives to any major site plan review requirement upon finding any of the following:

- The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.
- Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.
- The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.

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PLANNING DEPARTMENT RESPONSE

- Alternative compliance is not warranted on this site.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for the Bethlehem Baptist Church at 720 13th Avenue South subject to the following conditions:

1. The Planning Department shall approve the final site, elevation and landscaping plans.
2. The Planning Department shall approve the final signage plan.
3. The Planning Department shall approve the final lighting plan that includes both parking lot and exterior building fixture lighting. The final plan shall indicate the foot-candles of all lighting sources.
4. The Planning Department shall approve the final design for the dumpster enclosure.
5. Landscaping shall meet the requirements of section 530.150.
6. The landscaped area in the middle of the parking lot shall include low-growing landscaping in order to control the use of the space.
7. The ground floor elevations of the 13th Avenue South and the parking lot sides of the building shall include 30 percent windows. The applicant is encouraged to include windows on the second and third floors of the addition.
8. Speed bumps shall be located in the two drive aisles that stretch from 7th Street South to 8th Street South to ensure the safety of pedestrians and in order to slow vehicles down
9. The new entrance/exit door on 13th Avenue South should be glass as to provide eyes into and out of the building.
10. 13th Avenue South shall be turned into a one-way street heading from 8th Street South to 7th Street South.
11. The driveway located along the 7th Street South side of the building shall be removed. All other unused driveways shall be closed per the standards of the Public Works Department.
12. Encroachment permits shall be approved by the Public Works Department for any work done in the right-of-way.
13. All work shall be completed by March 1, 2003 or the permit may be revoked for non-compliance.

VACATION (Vac1375) - Street Vacation, Right-of Way

Development Plan: The site plan for the church addition is attached.

Responses from Utilities and Affected Property Owners: All of the utilities have responded. None have requested easements.

Findings: The Public Works Department and City Planning Department find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **approve** the street vacation for the Northwesterly 7 feet of 13th Avenue South, between 7th Street South and 8th Street South, described as follows:

The Northwesterly 7 feet of 13th Avenue South, between 7th Street South and 8th Street South, Minneapolis, MN. (Block 22, Atwater's Addition)

Bethlehem Baptist Church; by Linda Pederson

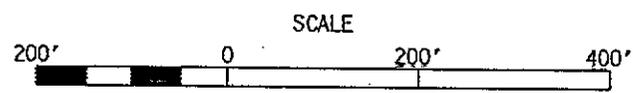
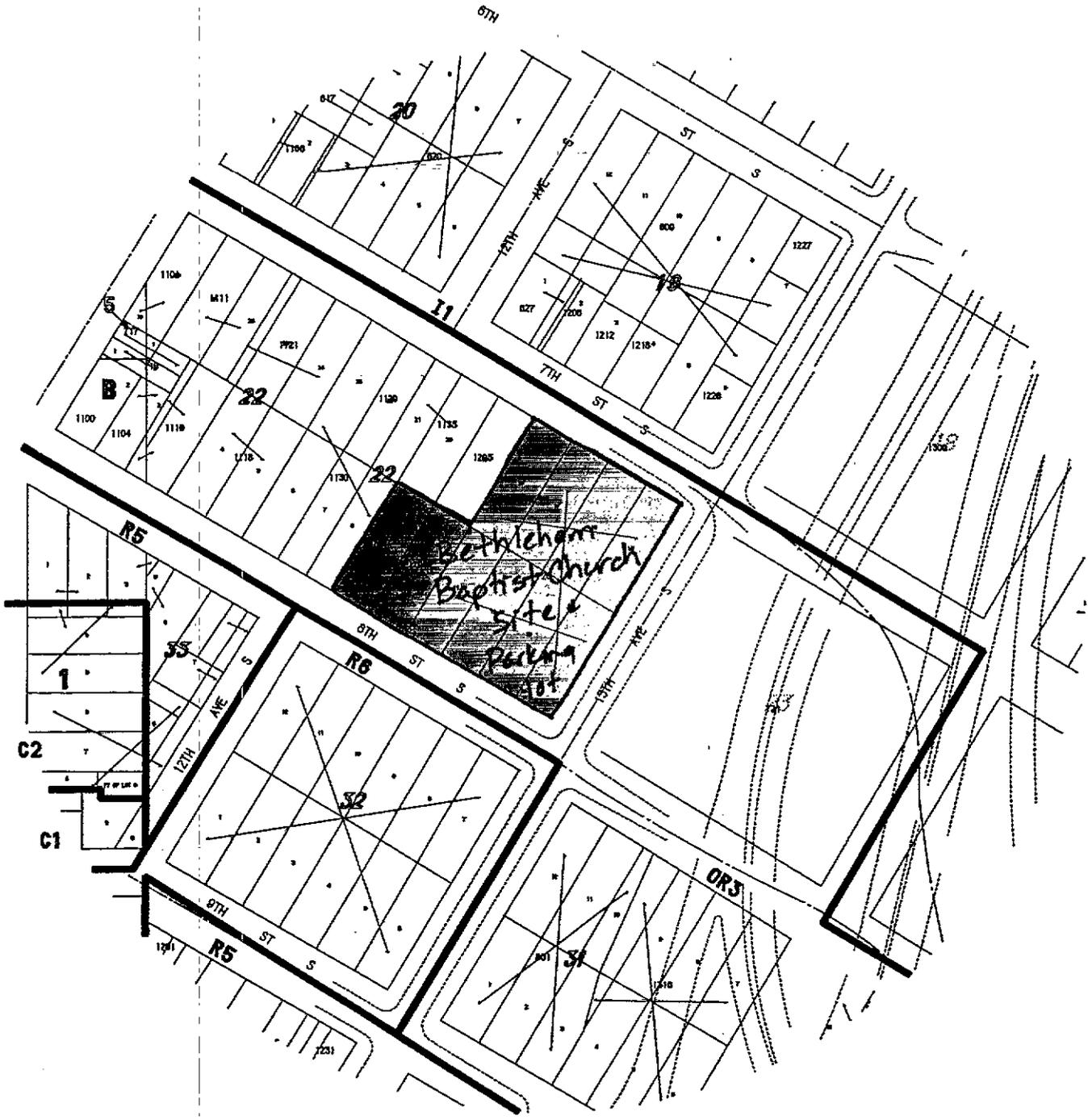
612-758-4675

APPLICANT'S NAME

TELEPHONE

701 Washington Ave. N., Mpls., MN 55401

ADDRESS



PROPERTY ADDRESS
720 13th Ave. S.

FILE NUMBER
BZZ-424

APPLICANT'S NAME

TELEPHONE

701 Washington Ave. N., Mpls., MN 55401

ADDRESS

APPLICATION _____ 2001

CITY PLANNING _____ 2001

BD. OF ADJUST _____ 2001

CITY COUNCIL _____ 2001

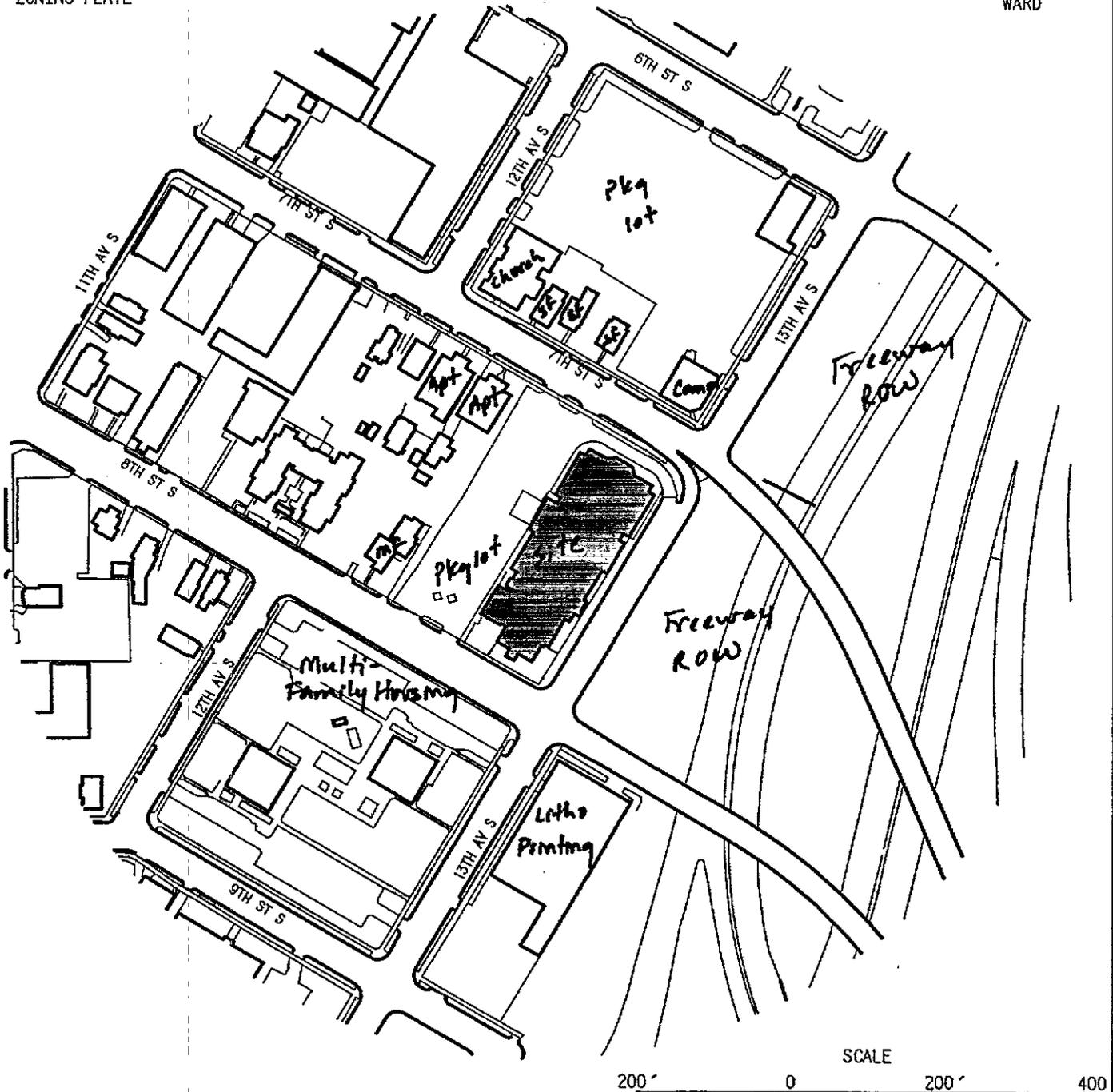
ZONING PLATE

ZONING MAP CHANGE _____ 2001

INITIAL _____

2nd

WARD



PETITION FOR AMENDMENT		APPEAL FOR VARIATION		BOARD ACTION	
PRESENT ZONING	PROPOSED ZONING				

PROPERTY ADDRESS
720 13th Ave. S.

FILE NUMBER
BZZ-424



Architecture | Engineering | Planning

Memorandum

TO: Bethlehem Baptist Church File
FROM: Joe Bower WRITER'S DIRECT DIAL (612) 758-4648
DATE: October 31, 2001
SUBJECT: Variance Application/Statement of Proposed Use and Description of the Project
HGA Commission Number: 0873-006-00

This memo pertains to the application for variance for the Bethlehem Baptist Church Classroom Addition. Bethlehem Baptist Church plans to demolish its existing 1880's church building, which is located at the corner of 8th Street and 13th Avenue in Minneapolis. This structure has been deemed to be not of such historical architectural importance as to merit its preservation. This existing building formerly housed worship for the community, but has been used for storage since the completion of a new sanctuary in 1991, on the same property. Between the 1880's church and the 1991 church exists a classroom building which was erected in 1955. This building is to remain and be joined to the proposed building, so as to form one facility together with the 1955 building and the 1991 church.

The proposed building contains classrooms intended for use by Sunday school children during church services. The Sunday school classrooms will be used while the children's parents attend service in the existing church. The proposed building also contains two auditoriums, a bookstore, a library, and a central gathering space. The proposed building has unfinished space in the basement and the fourth floor which the owner will use for future growth. The basement is planned to contain additional classrooms, and the fourth floor is planned as office space for church staff. This office space would function within business hours during the week. Parking is contained in the existing lot adjacent to the church. The main entrance of the building is from this parking lot into the existing church gathering space, shown on sheet A201 between existing grids B & C.

A variance is sought to allow the footprint of the proposed building to encroach the property line along 13th Avenue, to the same distance as the 1991 church building, which extends seven feet over the property line along 13th Avenue.

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Architecture | Engineering | Planning

Memorandum

TO: Bethlehem Baptist Church File
FROM: Joe Bower WRITER'S DIRECT DIAL (612) 758-4648
DATE: October 31, 2001
SUBJECT: Variance Application/Statement of compliance with Required Findings,
Section 525.500
HGA Commission Number: 0873-006-00

This memo pertains to the application for variance for the Bethlehem Baptist Church Classroom Addition, specifically showing compliance with the Required Findings in Section 525.500 of the Minneapolis Zoning Code.

1. The Bethlehem Baptist Church property is bound on three sides by city streets. The western portion of the property is dedicated to parking for people who attend the church. Since the church strives to serve the neighborhood in which it is located, it intends to use the proposed building for religious education on Sundays during services. In order to accommodate the number of children that attend Sunday school, the quantity and size of classrooms shown in the proposed plans are necessary. Given the sizes of these classrooms and the need for parking in the lot on the western part of the property, the church has a need to build part of the new building in the area requested by this application for variance.
2. This parcel is unique for its zone in that the topography of its eastern edge falls away quickly to the Interstate 35, and there are no buildings or developments on the east edge of 13th Avenue. Because of this, there is little foot traffic across or along 13th Avenue between 7th and 8th Streets, and thus the encroachment impacts few pedestrians and businesses. This is evidenced by the equal encroachment that the same owner was granted in the building of its church in 1991.
3. No parties, persons, or businesses have expressed any interest in the parcel in question, due mostly to the fact that no parties, persons, or businesses exist on the eastern side of 13th Avenue, and the fact that Bethlehem Baptist Church owns all of the property fronting 13th Avenue between 7th and 8th Streets.
4. The granting of variance in this case will be consistent with the conditions that exist on the property, especially in that the proposed building would be "in line" with the same owner's church, built in 1991, for which a similar variance was granted (i.e., the proposed building would be the same distance away from the curb of 13th Avenue as the church built in 1991.
5. The proposed variance will not substantially increase the congestion of the public street because it will preserve 14 feet of sidewalk width between the proposed building edge and the curb of 13th Avenue, allowing ample space for pedestrian movement, while having no effect on the automobile traffic on 13th Avenue.

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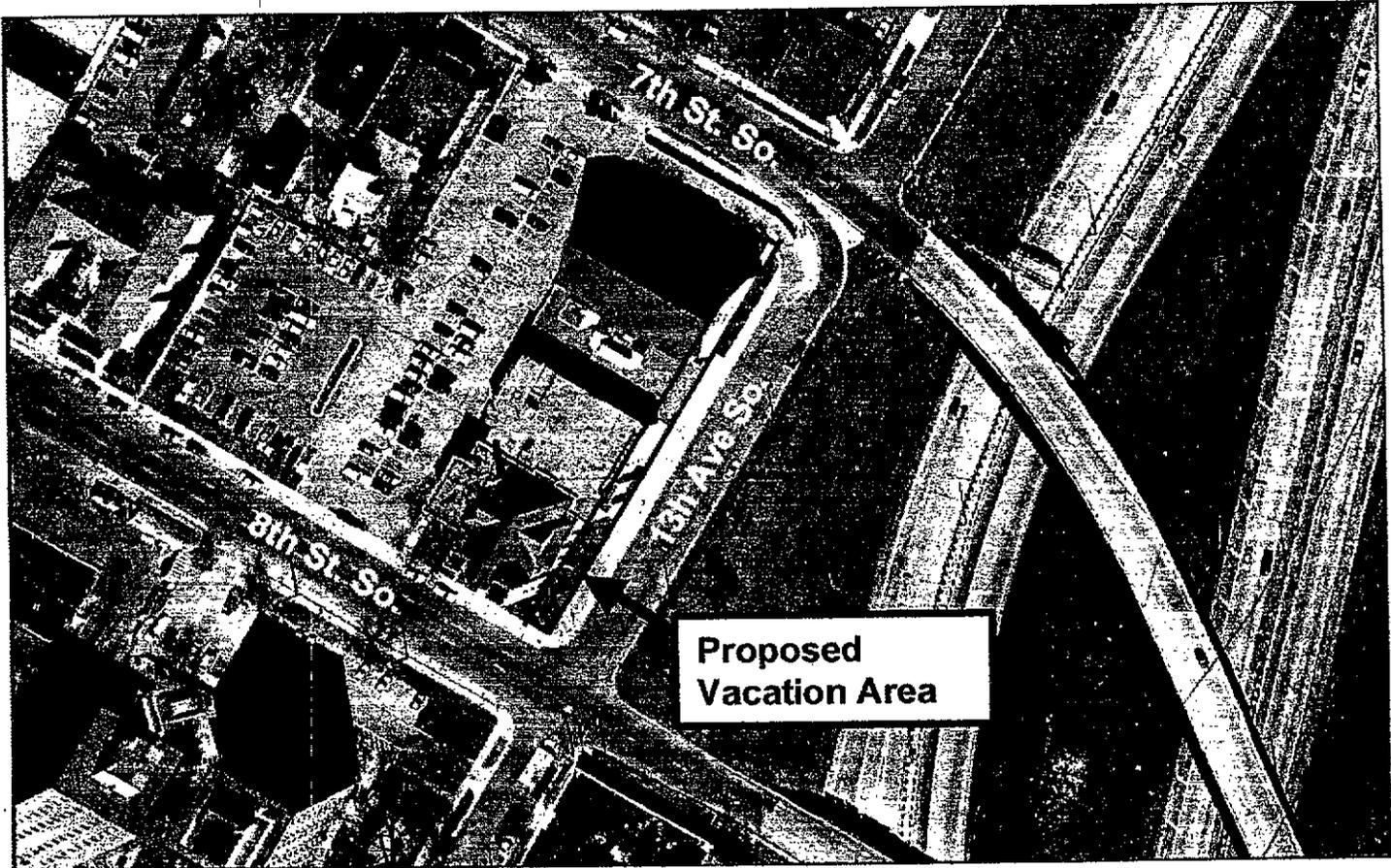
Review and Comment

Petitioner: Bethlehem Baptist Church
Address: 720 13th Ave. So., Minneapolis, MN 55415
Contact Person: David A. Jaeger — Phone (612) 338-7653

Vacation File No.
1375

Date Filed: Dec. 26, 2001

Legal Description: The Northwestern 7 feet of 13th Avenue South, between 7th Street South and 8th Street South, Minneapolis, MN. (Block 22, Atwaters Addition)



Note: The northerly building already encroaches into the right of way

Comments: _____

By: _____ Date _____

Bethlehem Baptist Church

720 13th Avenue South
Minneapolis, MN 55415

Office Hours

Monday through Friday, 9:00 a.m. to 5:00 p.m.

Office Phone: 612-338-7653

For after-hours emergencies,
call the office phone number and listen to the recorded message
for the name and phone number of the pastor on call

Contacting Bethlehem electronically

Web site: www.bbcmpls.org

E-mail: bbcempls@bbcempls.org

E-mail for the SEAR: sear@bbcempls.org (for submissions)

Contacting Desiring God Ministries:

Local Phone: 612-373-0651

Toll Free: 1-888-346-4700

Web site: www.desiringGOD.org

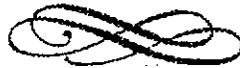
E-mail: DGMinistry@aol.com

*Spreading a passion
for the supremacy of GOD
in all things
for the joy of all peoples*

Old Sanctuary Building History

Two Churches, One God:

a History of the Old Sanctuary Building



*Walk about Zion, go around her, count her towers, consider well her ramparts,
view her citadels that you may tell of them to the next generation.*

For this God is our God for ever and ever;

He will be our guide even to the end.

Psalm 48:12-14

In July, 1874, the Second Congregational Church of Minneapolis first held a worship service in the basement of their new church building at the corner of 8th Street and 13th Avenue South. As the millennium ends, Bethlehem Baptist Church is drawing to a close the era of that building, planning to replace what has become known fondly as "the old sanctuary building" with a new facility. This history seeks to honor God by paying tribute to His provision: the house we, His church, have inhabited since 1885. Like Bethlehem and the Second Congregational Church before it, the building itself has changed remarkably over the past 125 years. This is the history of two churches united across time by the bricks and mortar of God's providence.

The Second Congregational Church

On October 14, 1867, the Plymouth Congregational Church organized its first mission: the Vine Street Church at 4th and Vine Streets (today 15th Avenue South) in southeast Minneapolis. By 1871, the Vine Street Church had outgrown its chapel and had purchased land for a new building: sections 13 & 14, Block 22 of the newly platted Addison's Addition. At that time, the property on the corner of 8th and Hanson Street (today 13th Avenue South) was in a residential neighborhood a mile east of downtown Minneapolis.

These excerpts from the minutes of the Second Congregational Church (SCC) show how Bethlehem's old sanctuary developed.

February 22, 1873: *The church Building Committee would advise that the church building in contemplation be on the ground about fifty-five by eighty feet. Further: to have basement with lecture rooms etc., basin and water appliances. The church to be brick veneered outside, to seat five hundred, and to cost about ten thousand dollars. Grand plans are herewith submitted for consideration.*

March 5, 1873: Second Congregational voted to have the new church face Hanson Avenue; to place the church spire on the 8th Street/Hanson corner; and to "object to cutting the corners off the roof but instead have them built out square."

On March 26, 1873, Charles S. Berdwell, SCC Clerk and Trustee presented the revised drawings made by his business partner, architect S.C. Brisbee. The church voted "to require an extension at the back of the church of fourteen by twenty feet for an organ gallery behind the pulpit," to specify "a stone range work foundation eighteen inches wide at the top," and "to recommend the Trustee Committee arrange some plan to secure prompt payment of all funds when due whether for building fund or contingent expenses as the only

Old Sanctuary Building History

way we can carry on this work successfully." July 22, 1873: A motion carried to re-orient the building to face 8th Street.

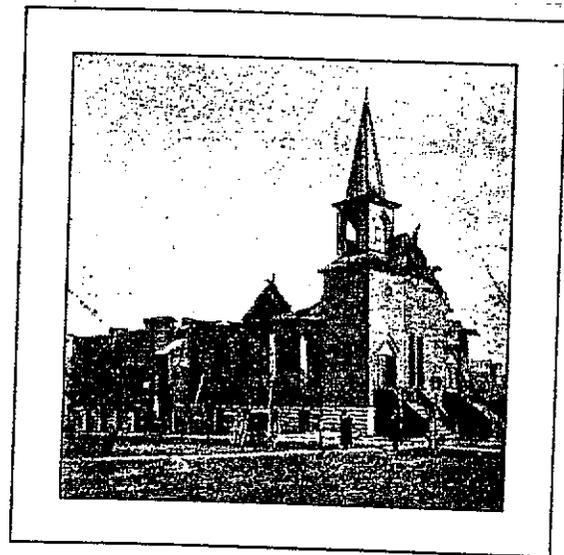
In June, 1874, the 40-member congregation sold its Vine Street property to the Norwegian Evangelical Lutheran Society of Minneapolis for \$2,500. In July, SCC relocated to the newly finished basement at 8th Street and 13th Avenue and changed the church name to the Second Congregational Church of Minneapolis. The basement served for all church functions for the next five years while the wood frame of the church was constructed on top of it. Mr. C.B. Moses spent the early months of 1877 covering the exterior lathe frame with brick. In May, 1878, SCC contracted with the firm of Brisbee and Moses to finish the interior of the auditorium. The work took seven months. The church then moved services into the new auditorium, which was dedicated on Friday, January 3, 1879.

Second Congregational minutes from that period also provide a glimpse into the life of the church body. Three days after the sanctuary was dedicated, SCC passed a resolution to "worship God by trying to raze our present debt."¹ The entire building project cost over \$15,000.² Two years

later, only \$500.00 in debt remained. In 1881, the church resolved "that every third seat in the auditorium be left open for strangers." To ensure that this happened, the seats were numbered and church members drew assigned seating. The same year, the church voted to set aside \$1,200 to fund a mission chapel they hoped to start in South Minneapolis.

In 1884, Second Congregational was approached by the First Swedish Baptist Church, located just two blocks away on 6th Street at 12th Avenue South, with an offer to purchase the SCC property for \$13,000. Second Congregational declined and instead petitioned the Congregational churches of Minneapolis to start a Scandinavian Congregational Society to be located in their building. SCC would then move to a less Scandinavian neighborhood further south, closer to the homes of its English-speaking members. Anticipating a move, SCC mortgaged the property for \$10,000 in order to purchase land for a new church building.

But over the next year, the proposed Scandinavian Congregational Church did not materialize. In retrospect, the disappointment was providential. On March 16, 1885, the First Swedish



The First Swedish Baptist Church building on 6th Street at 12th Avenue South, before and after the fire of March 16, 1885.

Old Sanctuary Building History

Baptist Church building was gutted by fire. By that time, SCC had purchased lots at Franklin and Park Avenue and was eager to relocate. So in May, 1885, the Second Congregational Church sold its building to the First Swedish Baptist Church of Minneapolis.

The First Swedish Baptist Church

In 1885, First Swedish Baptist was a fourteen-year-old congregation of about 200 members under the leadership of Dr. Frank Peterson. First Swedish Baptist (FSB) had been founded in 1871 by 19 Swedish members of the First American Baptist Church of Minneapolis as an outreach to Swedish immigrants in the city. In 1874, the church constructed its first building on 6th Street at the corner of 12th Avenue South.

At that time, Elliot Park was a residential neighborhood of mostly Scandinavian immigrants and First Swedish was locally known as the "Scandinavian Baptist Church." The Scandinavian languages shared enough similarities that immigrants from Sweden, Norway, and Denmark understood each other. Yet the groups were culturally distinct and, throughout the state, settled in separate communities and neighborhoods.³ Although it appears to be unusual for the time, the Elliot Park immigrants' shared theology apparently overcame their ethnic differences. They worshipped and ministered together at First Swedish until 1879, when the church began a daughter congregation: the Norwegian-Danish Baptist Church, which built a chapel at the corner of 7th Street and 13th Avenue South.

First Swedish Baptist continued to grow. By the 1880's membership exceeded the 100 seats in the sanctuary. As one Swedish historian wrote: "In 1882 started the house to become a little too small and one had to think about its enlargement. [In 1883] the church was extended on the back side of the lot so that it had the form of a big "T", whereby it became more than double so big."⁴ The next year, First Swedish tried to purchase the larger Second Congregational property. SCC declined.⁵ By the time fire destroyed the FSB building on March 16, 1885, the Minneapolis Tribune account suggests that First

Swedish had decided not to relocate at all.

"Church Fire: Early yesterday afternoon the fire department was called to the corner of 6th St. and 12th Avenue South where the Swedish Baptist Church was discovered to be on fire. The building was a large frame building built in 1874 and two years ago was improved at a cost of \$3,000. The fire started in the top of the building and was caused by a defective flue. When the firemen arrived the roof was all ablaze and the fire spread so rapidly that the church is a total loss with the exception of its foundations.... The loss on the church is between \$10,000 and \$11,000.... The trustees of the church met last night and appointed Rev. F. Peterson and J.W. Johnson a committee to decide on a place for holding regular church services. It was also determined by the trustees that as soon as the insurance could be adjusted, the church would be rebuilt.

Of the 20 fires in Minneapolis that March, the First Swedish Baptist fire accounted for one third of the total losses.⁶ When the fire claim was settled, the news was even worse. For some reason, the insurance on the building had not been adjusted to reflect the 1883 addition. The church recovered less than half the value of the burned building. The payment satisfied their creditors but left First Swedish with no cash to rebuild. By this time, the Second Congregational Church was ready to build on their new site, but was cash-bound by the building at 8th Street and 13th Avenue. So on May 1, 1885, SCC accepted a \$13,500 offer and the almost-new "old sanctuary building" became the new home of the First Swedish Baptist Church of Minneapolis.

When First Swedish Baptist moved in, the sanctuary was only six years old and probably looked much as it had in 1879:

The auditorium...will give to the use of the congregation a room 50 x 72 feet in size exclusive of the tower and vestibules which contain two wide easy flights of stairs over which are flights of stairs to the gallery. A wide stairway

Old Sanctuary Building History

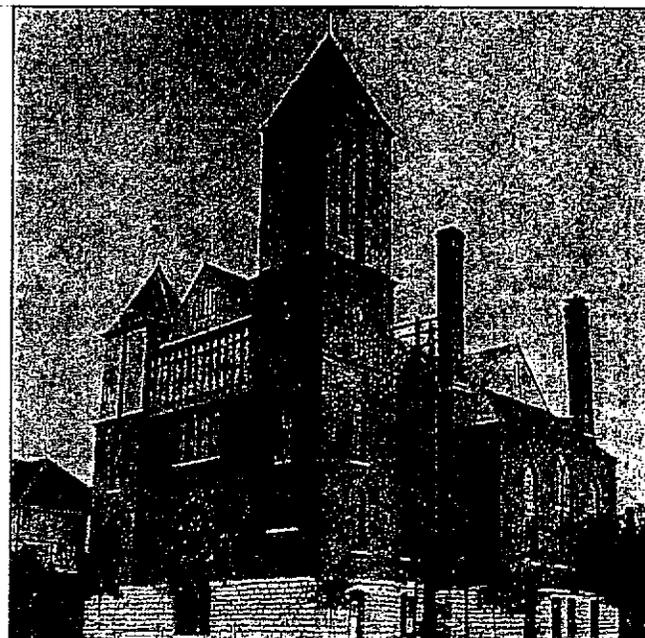
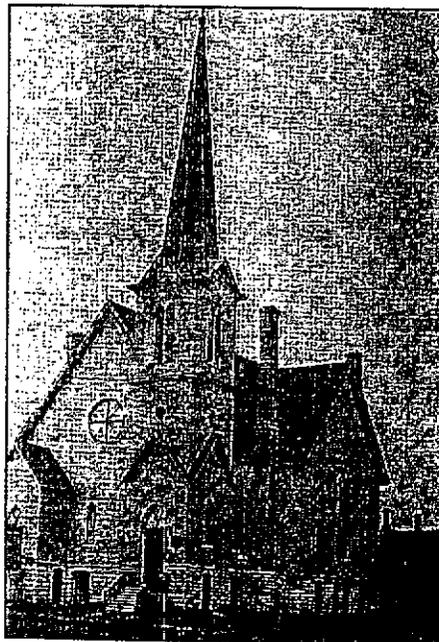
also leads to the Sunday school room below. A stairway has been introduced in the back part of the church from the Fourteenth [sic] Avenue front to the basement. The church will seat 600 people including the gallery which seats about 100. The seats under the gallery are raised and a raised platform is provided for the pastor's pulpit and the choir and organ loft. There is a recess [door] at the back for the pastor's desk [office] and windows at either side. The audience room and approaches are finished in red oak in the natural color, and the pulpit and furniture, which has been made by Mr. J.R. Paul is of the same material and of strikingly handsome gothic style. The church will be lighted with gas from a private machine and heated with a portable furnace. The room has been beautifully frescoed by Messrs. Claussen & Christiansen.

The church furnishings were included in the sale to First Swedish Baptist. Second Congregational had not installed an organ, so the organ loft was empty. The "gallery" or balcony

extended only across the back of the sanctuary and the towering stained-glass windows must have filled the room with light. One observer compared the room and its décor to a cathedral.⁸ On the main floor, the raised platform under the gallery allowed people seated at the back of the room to see over those seated in front of them. The room was so acoustically live that pastors struggled to "talk" their sermons: preaching created echoes that obscured their words.⁹ The building had no baptistry, so First Swedish Baptist baptized outdoors, often in the Mississippi River. Most people walked to church from the surrounding neighborhood.

First Swedish Baptist inherited two other relics from Second Congregational: the church's address and its bell. During the five years SCC met in the church basement, members entered down a stairway from the 13th Avenue side. Even though the completed building faced 8th Street, the church address was never changed.

The bell that today hangs in the church tower was cast by the Blymer & Co. foundry in Cincinnati, Ohio about 1863. The bell was offered



The Old Sanctuary Building as it looked when purchased by First Swedish Baptist from the Second Congregational Church in 1885; and in 1894, as reconstructed after the 1893 fire.

Old Sanctuary Building History

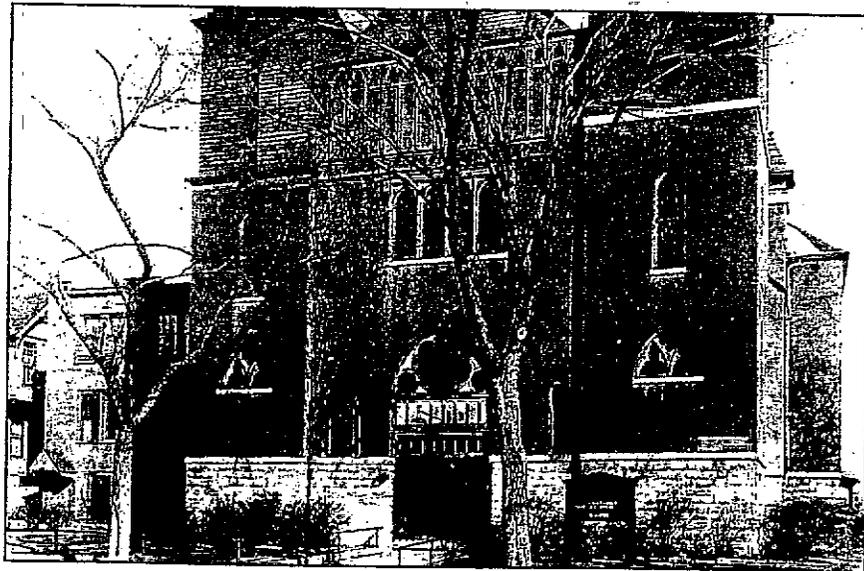
by the American Home Missionary Society to the church that generated the most new subscribers for its newspaper, *The Advance*. The Plymouth Congregational Church won the contest and gave the bell to its daughter church, SCC, in 1872. In the mid-1860's when Plymouth hung the bell, it was the first church bell in the city of Minneapolis. When Minneapolis and St. Anthony incorporated as a single city in 1871, St. Anthony almost certainly brought with it church bells that predate the Plymouth bell. Still, the bell that First Swedish Baptist inherited was the oldest within city limits as they were drawn at the time.

Eight years after that bell first heralded a First Swedish Baptist service, a fire damaged the interior of the building. On Sunday, December 3, 1893, fire partially destroyed the bell tower and badly injured interior walls and exterior framing. By that time, the portable heater SCC first installed had been replaced by a coal-burning furnace. The Minneapolis Tribune reported that *"the fire started in the chimney on the west side of the building and was discovered burning away at a mop board in a room on the first floor. The alarm was promptly turned in and all thought the blaze would be easily extinguished."* But the fire broke through the

chimney into the attic and despite second and third alarms and four hours of fire-fighting, not even the furniture could be saved. The Tribune concluded: *"The congregation is at about 400. \$1,500 in improvements have just been made and the church was laying plans for a series of revival meetings. Nothing can be done by way of repairs until spring."*¹⁰

That winter, First Swedish Baptist worshipped in the Norwegian-Danish Baptist building while the sanctuary was repaired. The building was rededicated on July 8, 1894. The first indoor baptistry on the site was dedicated with the baptism of Brother Allport the following month." Although redecorated many times since then, the sanctuary and its furnishings as rebuilt after the 1893 fire are the ones recorded in existing photographs and in the memories of long-time church members.

First Swedish Baptist paid off the mortgage on the building in 1901. On August 20, 1904, a cyclone devastated parts of Minneapolis, including the First Swedish Baptist building. Church members were able to meet in the basement while repairs were made upstairs. The building's brick veneer was probably covered with stucco during



First Swedish Baptist with the west side office/classroom addition made in 1914.

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Old Sanctuary Building History

this reconstruction, tinted a dark tone to mimic the original brick.

In 1908, the church replaced the gas lights in the sanctuary, which consumed \$64.00 in gas per year, with electric lights at a cost of \$275.00. Church trustees were also commissioned to add electricity to pump the organ if it cost less than the \$52.00 per year paid to the man who pumped the bellows. The building was still heated with wood and coal at a cost of \$175.00 per year.

By 1914, church membership had grown to around 450. The minutes of the annual meeting in January 1914, reported:

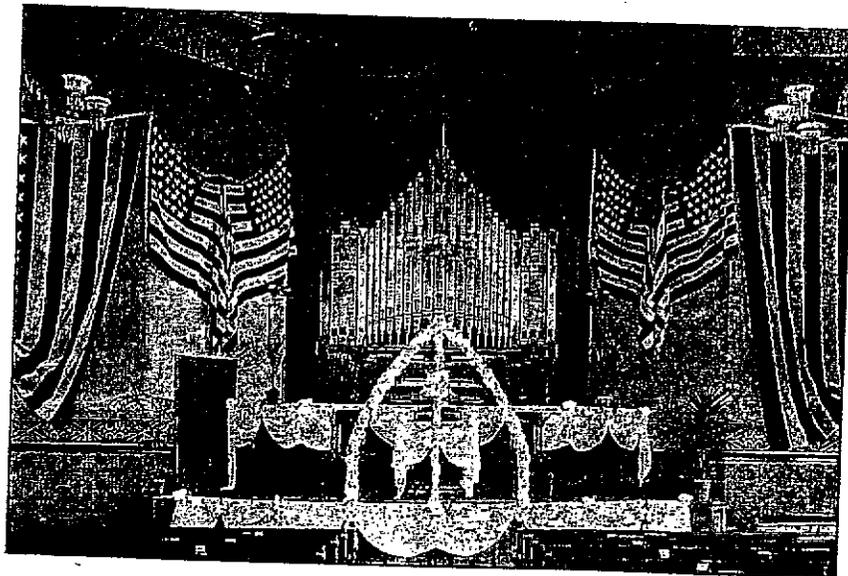
There is a great lack of space in our Sunday home occasioned by a considerable increase in membership in the church, in Sunday School and the Young People's Society. Coffee has been served by the Society at their social meetings each Sunday to about 250 to 300 persons...Steps have been undertaken to improve conditions. A committee has been appointed to formulate a plan for the expansion of our church building. The lower auditorium, according to the proposed plan, is to be enlarged by removing the North wall and the present kitchen, toilets and

other small rooms and those facilities placed another location. A new addition to be built the West side of the church, which would include a room for a kitchen on the lower floor, a classrooms etc. on the upper two floors...which would probably run about \$8,000.¹²

When the addition was finished in November of 1914, the church had 27 rooms including a new office and classrooms. In the Sanctuary, the gallery was extended to include balconies along both sides of the room. A new choir and organ loft, and a new baptistry were also constructed. The interior of the church was redecorated and the exterior repainted. The entire project cost \$10,000.

1915-1954

First Swedish Baptist then entered a relatively quiet building period that lasted for years, spanning the Depression and two World Wars. With the exception of steps toward modernizing mechanical systems and moderate remodeling projects, the church building remained largely unchanged. Ironically, it was also the most tumultuous era the congregation has yet witnessed.



The Old Sanctuary, after the tornado of 1904, before the balconies were extended in 1914, probably decorated for Independence Day. The conspicuous display of American flags reflects immigrants' patriotism, which was often doubted by those outside the American-Swedish community.

Old Sanctuary Building History

When the church emerged from this period, it had a new language, a new name and plans to build at a new location.

FSB Minutes from 1924 summarize the language problem that had been growing since the turn of the century: *The Swedish Baptist Church is well organized distinctly ministering to the Swedish people. The field is greater today than at any time. If we fail to reach our Swedish people, they, no doubt, will be taken care of by other denominations or not touched by the gospel at all. The English speaking Baptist churches are sufficient to care for those who prefer English [Yet] time has proved that our young people of Swedish descent born in America are unwilling to learn and use the Swedish language. It is no fault. It is a condition that cannot be altered. The number of converts among this class is larger than the Swedish speaking converts Family ties are a strong element calling for more English. It is but natural that families worship at the same altar. Is it not imperative that all understand the sermon? Are the parents willing to sacrifice a little that children today, destined to be the pillars and leaders in the near future may be blessed?*¹⁴

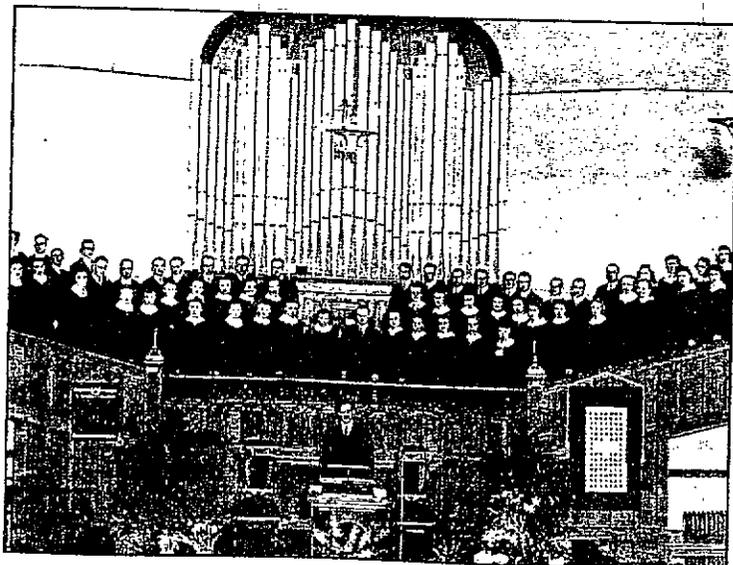
The language problem was part of a

cultural identity crisis in the Swedish immigrant community as it became established in America. At First Swedish Baptist, the transition to English was incremental after 1919 and not officially made until 1936. Some Sunday school classes spoke Swedish until the late 1960's.

Although some members suggested a change in the church's name to coincide with the shift to English, the majority voted to retain "First Swedish Baptist." The idea came up again in 1945, when the church was in the process of drawing up its first constitution. In a run-off with the name "Immanuel Baptist," church members chose "Bethlehem Baptist Church" and so the church was renamed on September 6, 1945.

By that time, a large contingent in the congregation was ready to change the church's location as well. In 1937, the church had begun to accumulate a Bible School and Improvement Fund for the eventual expansion of classroom space. The next year, FSB had purchased adjacent property north of the sanctuary.

In 1939, with World War II looming, preliminary plans indicated that FSB could not afford to build in the immediate future, but the Trustees began collecting pledges to eventually expand the building. However the number of pledges was much lower than anticipated. So in



Easter Sunday, circa 1942. Pastor Anton Sjolund stands at the pulpit. The banner on the right side of the choir loft is a service flag for the Second World War sewn by the women of the church. The blue stars represent the 72 men and women from the church in military service.

The white area at the center received a gold star for each service person who died. By the end of the war, it held five gold stars.

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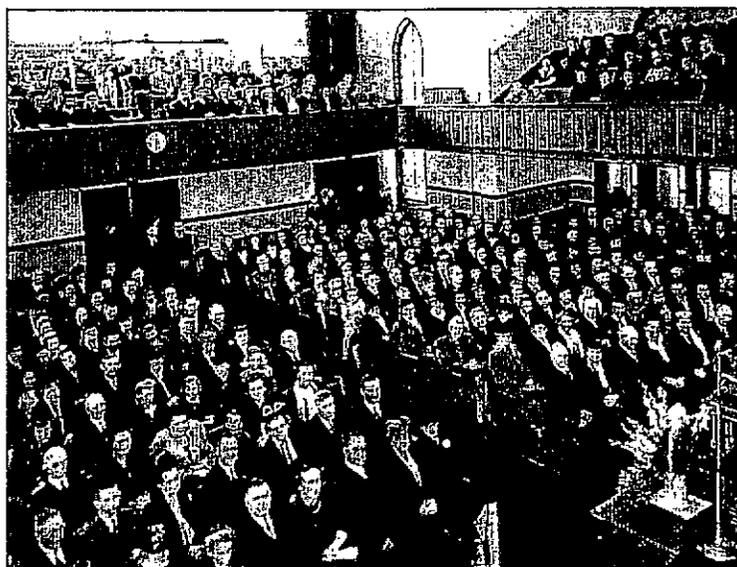
Old Sanctuary Building History

1940, the church voted *"In order to eliminate any possible objection to the solicitation of funds for a building program, the church rescinds its action to build at the present location...and studies the advisability of building at the present location or another location."*¹⁴ Pledges increased until those voting at the 1941 annual meeting approved a motion requiring the building fund be spent on expansion at 8th Street and 13th Avenue South. By 1944, pledges had dropped so drastically that the Trustees recommended the decision *not* to relocate be rescinded again. The church approved the motion and giving to the building fund began to increase.

Looking back on that period, Eric Lindholm, pastor from 1949-1959 wrote: *The fact that God's will had once been definitely sought was almost forgotten and a journey into the wilderness of indecision began. Many different ideas were advanced during those years. Lots were purchased at Blaisdell Avenue and West Twenty-fifth Street These were later sold at a profit other locations were studied ... confusion of thought increased.*¹⁴

Like the language issue, the indecision over location reflected confusion within the

congregation about its identity. By the 1940's, many in the church had moved out of the neighborhood to more affluent areas. Elliot Park was still an immigrant neighborhood, but many of the new immigrants spoke neither Swedish nor English. FSB had been founded as a neighborhood church and many hoped the church would relocate to their neighborhood. But God wanted the newly-renamed Bethlehem Baptist Church to stay where He had planted it. Pastor Lindholm concluded: *During the year 1954, there appeared indications of a trend toward staying at our present location. In the fall of that year, the Building Committee recommended to the church that we build adequate facilities for our growing Bible School and that we build adjacent to our present building. The matter was carefully prepared and presented to the entire church and eighty-three per cent of the voters gave their approval. After this important decision there followed other significant decisions and the blessing of God was experienced in an increased unity of purpose among our members.*



The congregation in the sanctuary, circa 1942.

Old Sanctuary Building History

1955-1999

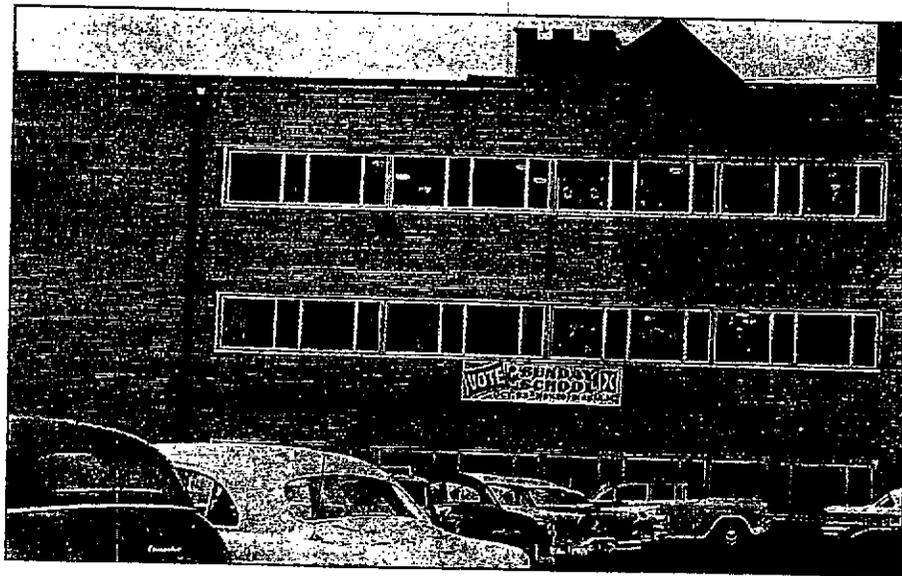
In the fall of 1955, ground was broken for a new classroom addition, a project christened "building a building for the building of lives" by Bible School Superintendent Dr. Wilford Widen. Plans had been drawn by the architectural firm of Swanson, Matson and Wegleitner, and Orville E. Madsen was the general contractor. The first step in the process was hauling away the quonset huts that had served as temporary Sunday school space since 1947, and tearing down the two houses that stood on the property north of the sanctuary along 13th Avenue.

In 1956, the steel girder frame of the new building was encased in brick. Completed, the building added 18,000 square feet of classroom space on three floors. In the old building, the 8th Street entrance was glassed-in to add space to the lobby at the back of the sanctuary. The lower floor of the addition contained a new lobby off 13th Avenue, a new mechanical plant, kitchen, and the Fireside Room, a large meeting space named for its limestone-faced fireplace. For the first time, the church had an elevator serving the upper floors. The second floor of the new building adjoined the sanctuary and housed the church library, offices for the church secretary,

pastor and assistant pastor and had two chapel spaces. The Chapel was furnished with a baby grand piano, had pews and pulpit furniture in blond oak and served adult Sunday School classes and small services, including some weddings and funerals. The room next door served as a children's chapel for the Bible School and was furnished with child-sized pews. The third floor, adjoining the balcony level of the sanctuary, was devoted to children's classroom space.

And the church needed every room, both for the children of church members and the neighborhood children that were bused in for Sunday School and Vacation Bible School. The completion of the Bible School building marked more than Bethlehem's physical presence in Elliot Park. It represented the church's renewed commitment to *"Reach all we can; Teach all we reach; Win all we teach; Enlist all we win; and Train all we enlist."*

Within a decade of Bethlehem's recommitment to Elliot Park, the community itself began to change rapidly as downtown Minneapolis expanded and the suburbs became the neighborhood of choice for many. By 1971, Bethlehem's Centennial church historian,



The "Building for the building of lives"; the classroom and office addition dedicated in 1957.

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Old Sanctuary Building History

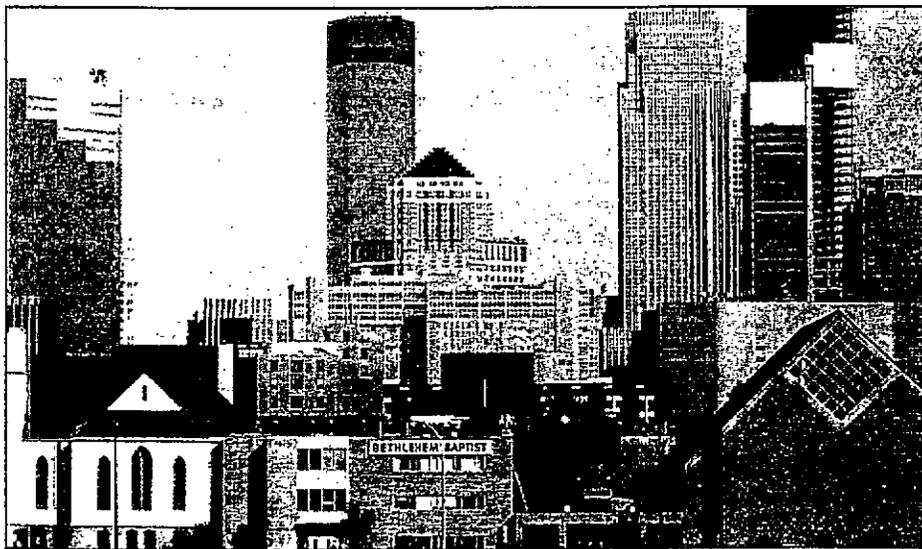
Winston Sherwick described the neighborhood: "Today the area is made up of a mixed, transient, and declining population. There are few children. Whole blocks of houses have been torn down to make room for freeways."⁶

Yet God's providence was evident even in those changes. Directly east of the church, ten blocks of homes and businesses were razed to accommodate highway interchanges. However, the church property was not touched. And when the highway project was completed, the church was both highly visible and accessible for the first time in its history. In the end, it seemed God wanted Bethlehem to stay in the neighborhood—and arranged to bring other neighborhoods to Bethlehem.

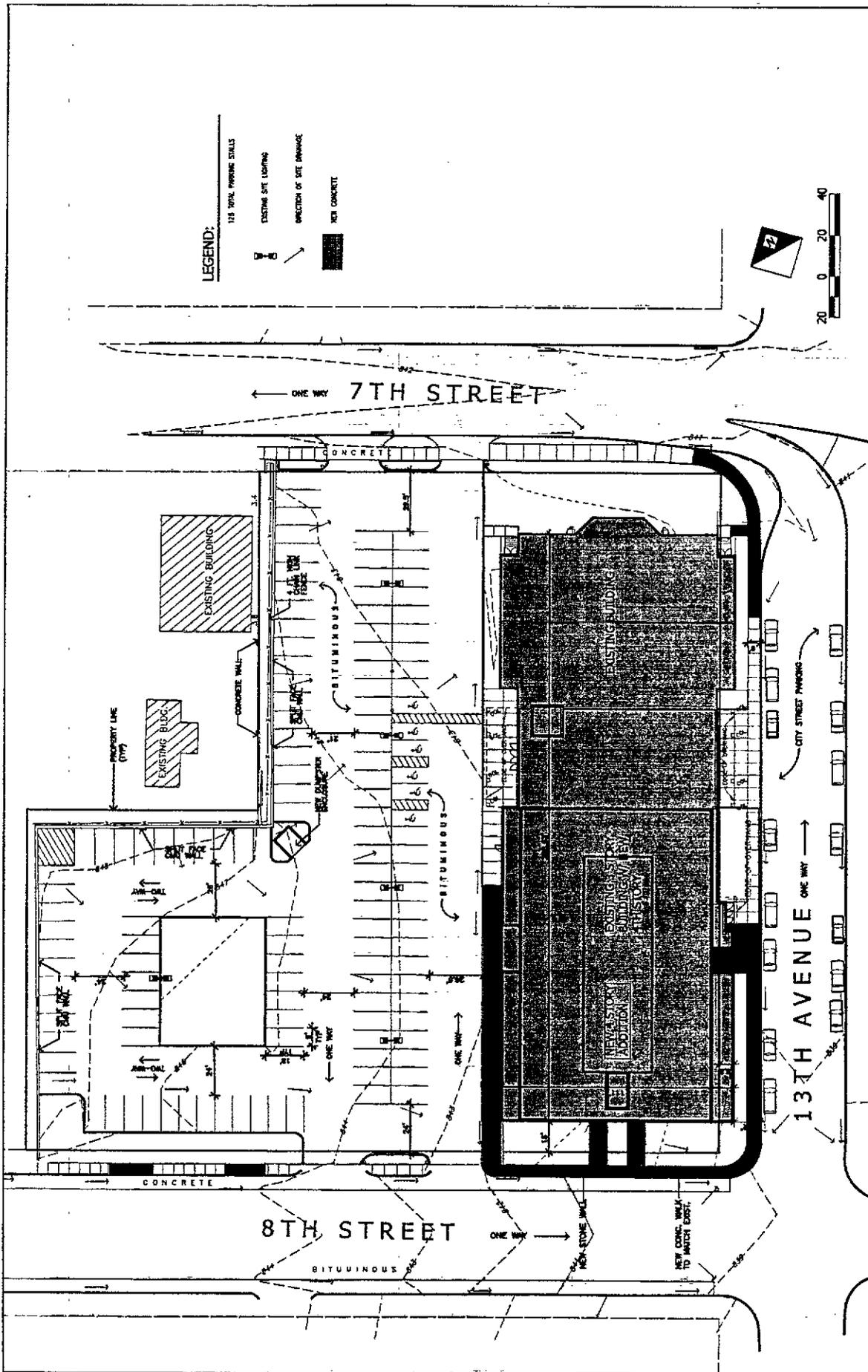
On the morning of June 16, 1991, Bethlehem held the last morning services in the old sanctuary, 112 years after the Second Congregational Church's first meeting there. The next week, Bethlehem began worshipping in the newly completed 1400-seat sanctuary on the north end of the building. Gradually, the old sanctuary was transformed into the gym space used today by Boy Scouts, home-school groups, neighborhood and church teams.

In the near future, Lord willing, the old

- 1 Minutes of the Society of the Second Congregational Church of Minneapolis. January 6, 1879, in the Second Congregational Church Papers, the Minnesota Historical Society. (SCC Minutes)
- 2 Paul Lucas. "The Church in the City: Congregationalism in Minneapolis 1850-1890" in *Minnesota History*, Summer 1974.
- 3 Carlton Qualey, "Our Scandinavian Heritage" in the *Bethel Focus*, February 1976, Vol. 28, No. 1.
- 4 Alfred Soderstrom, *Minneapolis Minneskrivet* (Minneapolis, 1899) 229; translation by Harry Eriksson, 1996.
- 5 SCC Minutes, January-February 1884.
- 6 "Fire Chief's Report," *Minneapolis Tribune*. April 2, 1885, 4.
- 7 "Second Congregational Church to be Dedicated With Appropriate Ceremonies Tomorrow," *Minneapolis Tribune*. January 2, 1879, 4.
- 8 Edwin S. Williams to the Secretary of the American Home Missionary Society. August, 1876, in the American Home Missionary Society Papers, the Minnesota Historical Society.
- 9 SCC Minutes, December 31, 1881.
- 10 "Church Fire," *Minneapolis Tribune*, December 4, 1893, 3.
- 11 G.A. Rylander. "Historik Forsta Svenska Baptistforsamlingen." in *First Swedish Baptist Church Minutes 1907-1919*, translated by Mrs. Neal J. Nelson, 1960. Bethlehem Baptist Church Archives. (FSB Minutes)
- 12 FSB Minutes 1907-1919: January 1 and 26, 1914.
- 13 "Sekretarens Rapport for ar 1924." FSB Minutes 1919-1930: 328-329, translation by G.A. Rylander, 1925.
- 14 Eric Lindholm, "A Letter to Future Generations," 1956. Bethlehem Baptist Church Archives.
- 15 "Our Bible School" in *Seventieth Anniversary Commemoration*, June 22, 1941, Bethlehem Baptist Church Archives.
- 16 Winston Sherwick. *Bethlehem Baptist Centennial*, (Free Church Press: Minneapolis) 1971, 122.



Bethlem Baptist Church in 1991, the year the new Sanctuary building was dedicated.



LEGEND:

- 118 TOTAL PARKING STALLS
- EXISTING SITE LIGHTING
- DIRECTION OF SITE DRAINAGE
- NEW CONCRETE

**PROPOSED
SITE
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DESIGN DEVELOPMENT
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 SCALE 1" = 20'
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 SHEET 204

REVISION HISTORY

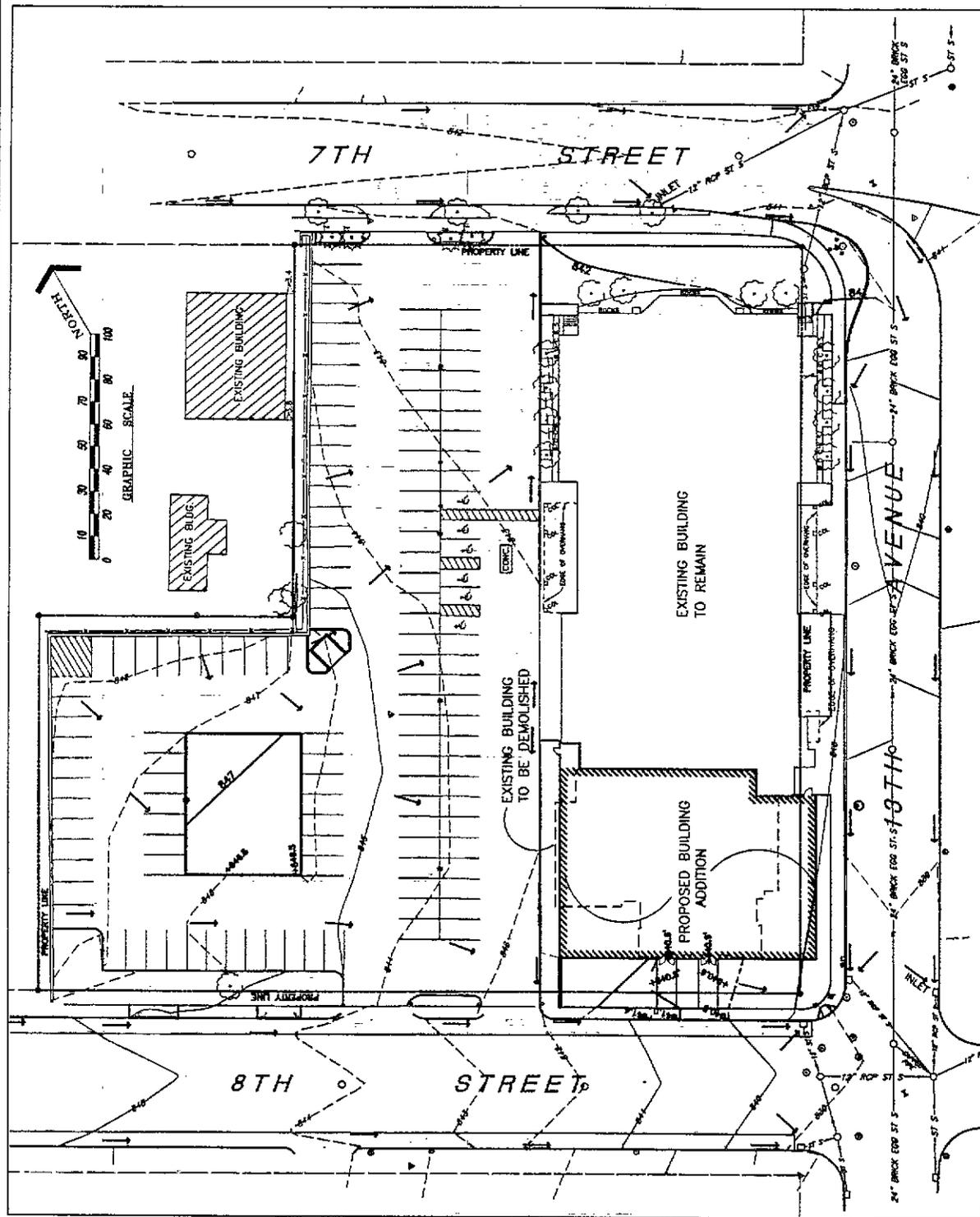
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1	FEBRUARY 5, 2002	ISSUE FOR PERMITS AND RECORD DRAWING

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS AND CONDITIONS HEREON COMPLY WITH THE REQUIREMENTS OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE STATE OF PENNSYLVANIA.

DATE: _____
 ENGINEER: _____
 ARCHITECT: _____

**CLASSROOM ADDITION
BETHLEHEM BAPTIST CHURCH**
 728 13th Avenue South
 Bethlehem, Pennsylvania 18042-3739

H.A.
 ARCHITECTS & ENGINEERS, P.C.
 1177 South 10th Street, Bethlehem, Pennsylvania 18018-1799
 TELEPHONE 610.737.4100 FAX 610.737.4103



LEGEND - NEW

- ORANGE ARROW
- NEW STORM STRUCTURE
- CURB AND GUTTER

**SITE PLAN
STORM WATER
DRAINAGE**

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DESIGN DEVELOPMENT
 DRAWING NO. 0873-008-00
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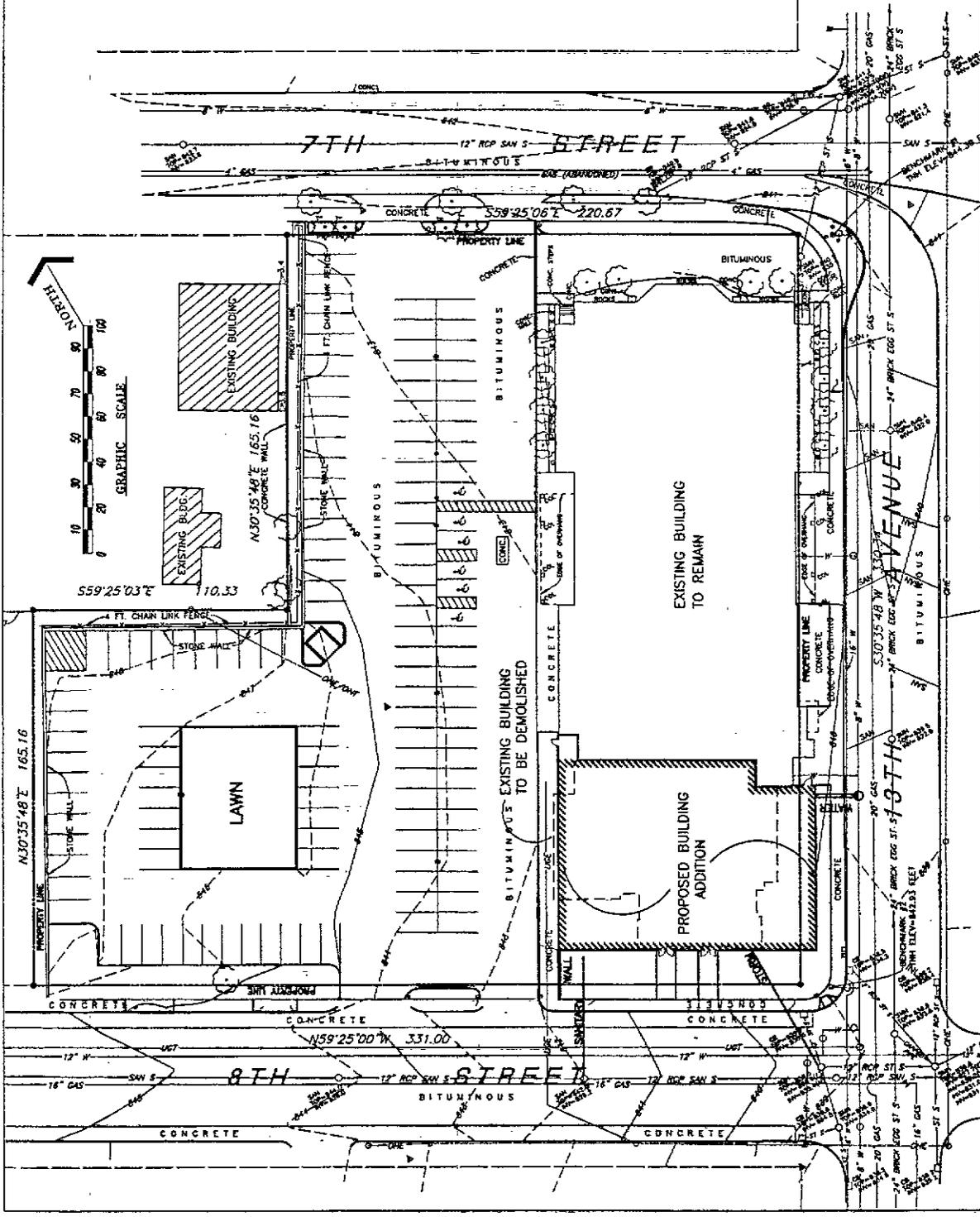
REVISION HISTORY

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THIS SITE PLAN IS THE PROPERTY OF
 HERRICK AND ASSOCIATES, INC.
 1875 187th AVENUE SW
 WASHINGTON, MISSOURI 64785
 PHONE (660) 855-1000 FAX (660) 855-1001
 WWW.HERRICKANDASSOCIATES.COM

**CLASSROOM ADDITION
BETHLEHEM BAPTIST CHURCH**
 723 187th AVENUE SW
 WASHINGTON, MISSOURI 64785

H.A.
 ARCHITECTS, ENGINEERS & PLANNERS
 1875 187th AVENUE SW
 WASHINGTON, MISSOURI 64785



CLASSROOM ADDITION
BETHELEH BAPTIST CHURCH

120 Elm Avenue South
 Memphis, Tennessee 38104-1718

HA

Architectural & Engineering Firm
 1000 Poplar Avenue, Suite 2000, Memphis, Tennessee 38104-1718
 Telephone: (901) 725-1100, Fax: (901) 725-1101

DESIGN DEVELOPMENT

DATE: 08/23/05-00
 SCALE: AS SHOWN
 DATE: OCTOBER 04, 2001
 DRAWN: JDM

REVISION HISTORY

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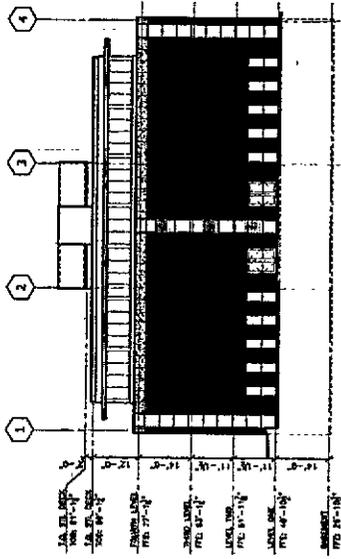
98. 08/23/05

99. 08/23/05

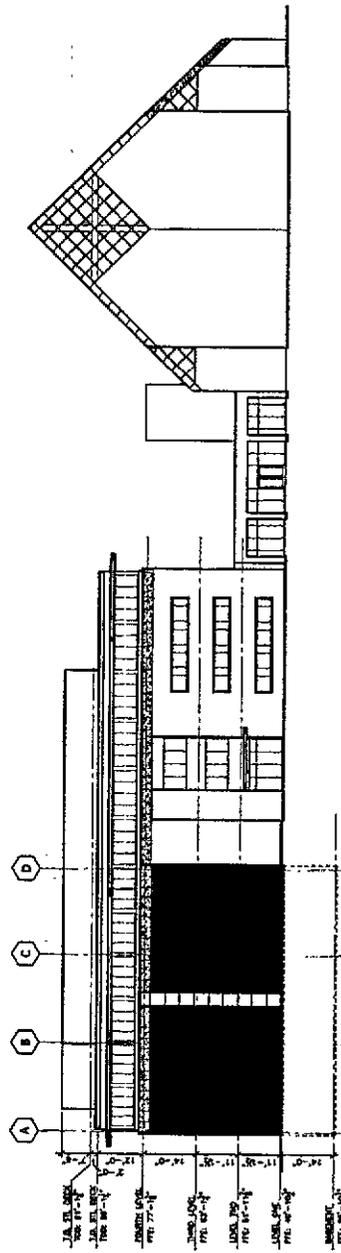
100. 08/23/05

C302

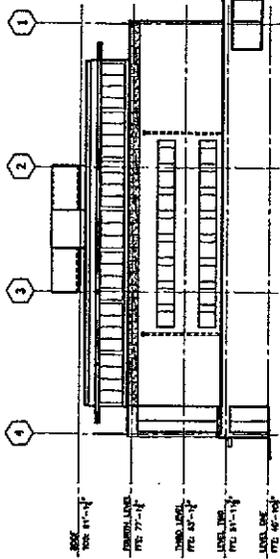
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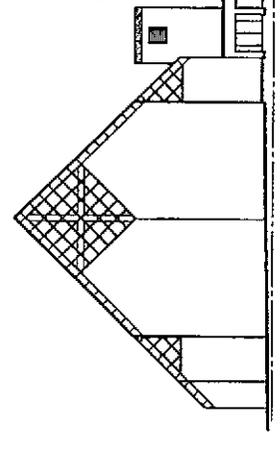
1 SOUTH ELEVATION
1/8" = 1'-0"



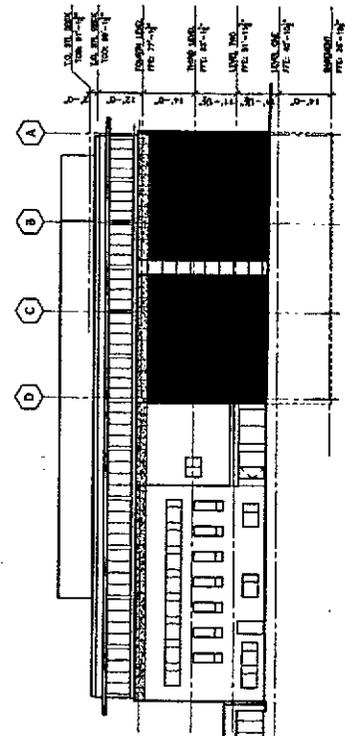
2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 NORTH PARTIAL ELEVATION
1/8" = 1'-0"



Hatch Associates | Engineering | Planning
2200 Jackson Avenue - Minneapolis, Minnesota 55425-1044
Telephone: 612.337.4100 Fax: 612.337.7933

CLASSROOM ADDITION
BETHLEHEM BAPTIST CHURCH

720 15TH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55455-2728

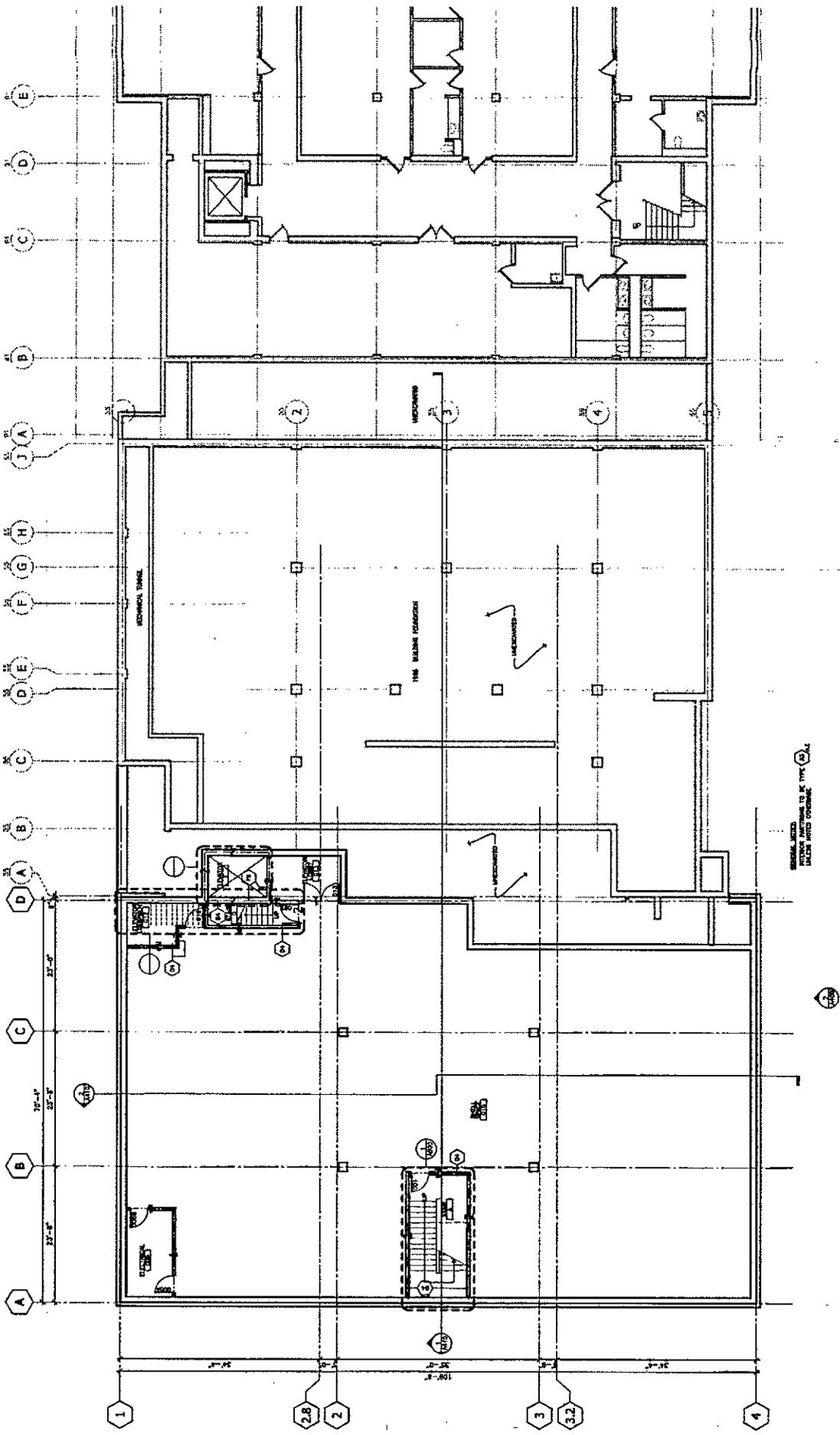
I HEREBY CERTIFY THAT THE SELECTION OF ARCHITECT
EXPERIENCE AND THAT I AM A QUALIFIED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA

MINNESOTA
DATE: _____
SIGNATURE: _____
REGISTRATION NUMBER: _____

NO.	DATE	REVISION HISTORY

DESIGN DEVELOPMENT
CONTRACT NO. 0673-008-00
SCALE: A.T.S.
DATE: JANUARY 14, 2002
DRAWN BY: _____
CHECKED BY: _____

EXTERIOR
BUILDING
ELEVATIONS
A400



CLASSROOM ADDITION
BETHLEHEM BAPTIST CHURCH
729 27th Avenue South
FORSYTH COUNTY, GEORGIA 30448-1728

1818 BENTLEY PARK, ANNAPOLIS, MARYLAND 21403-1315
TEL: 410-293-1111 FAX: 410-293-1112

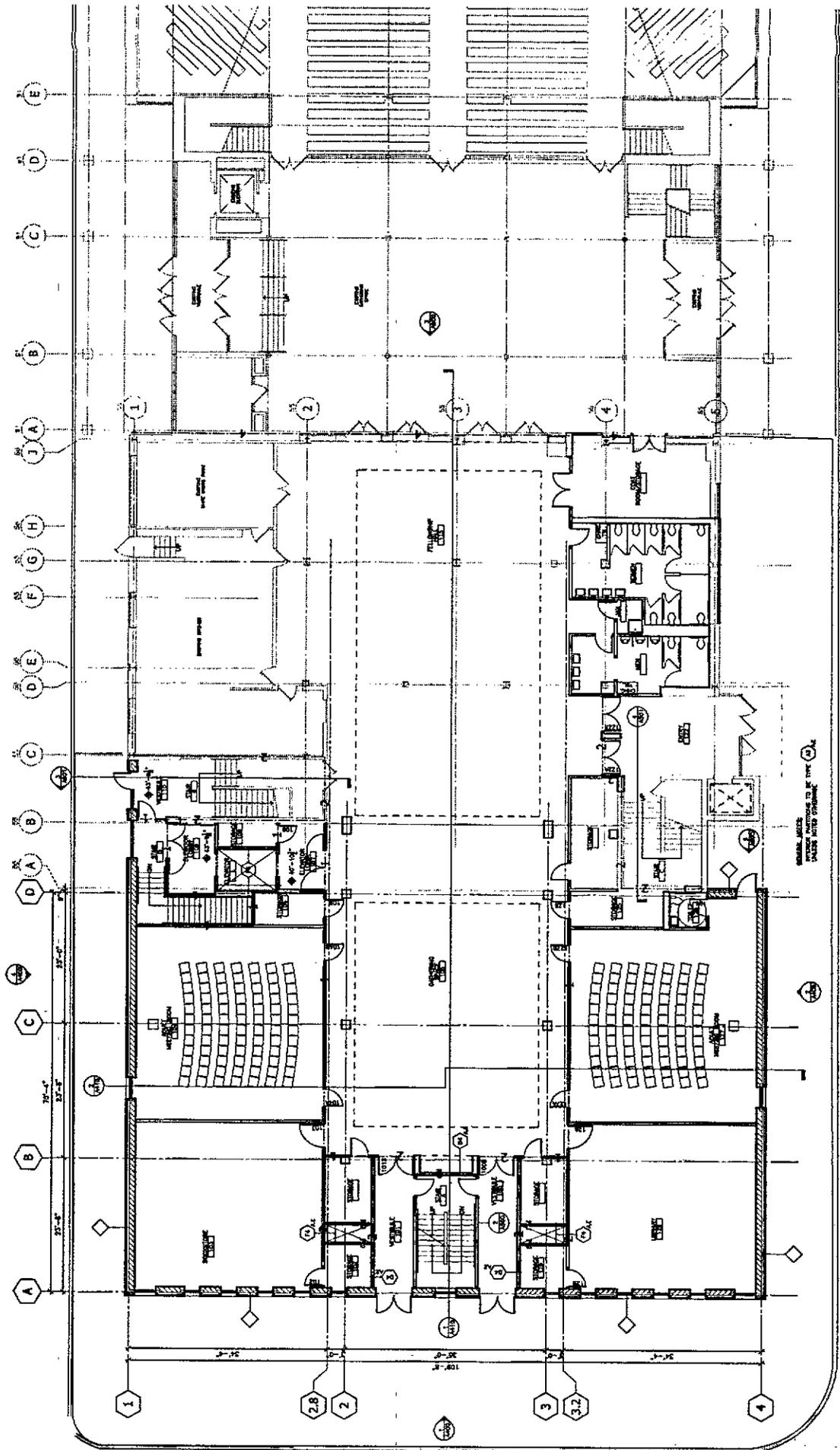
DESIGN DEVELOPMENT
BASEMENT
FLOOR PLAN

DATE: JANUARY 14, 2002
SCALE: N.T.S.
DRAWN BY: [Signature]

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/14/02
2	ISSUED FOR PERMIT	1/14/02
3	ISSUED FOR PERMIT	1/14/02
4	ISSUED FOR PERMIT	1/14/02

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**LEVEL ONE
FLOOR PLAN**

A201

DESIGN DEVELOPMENT
 CONCL. NO. 0673-006-00
 SCALE N.T.S.
 DATE DECEMBER 27, 2001
 DRAWN



REVISION HISTORY

NO.	DESCRIPTION

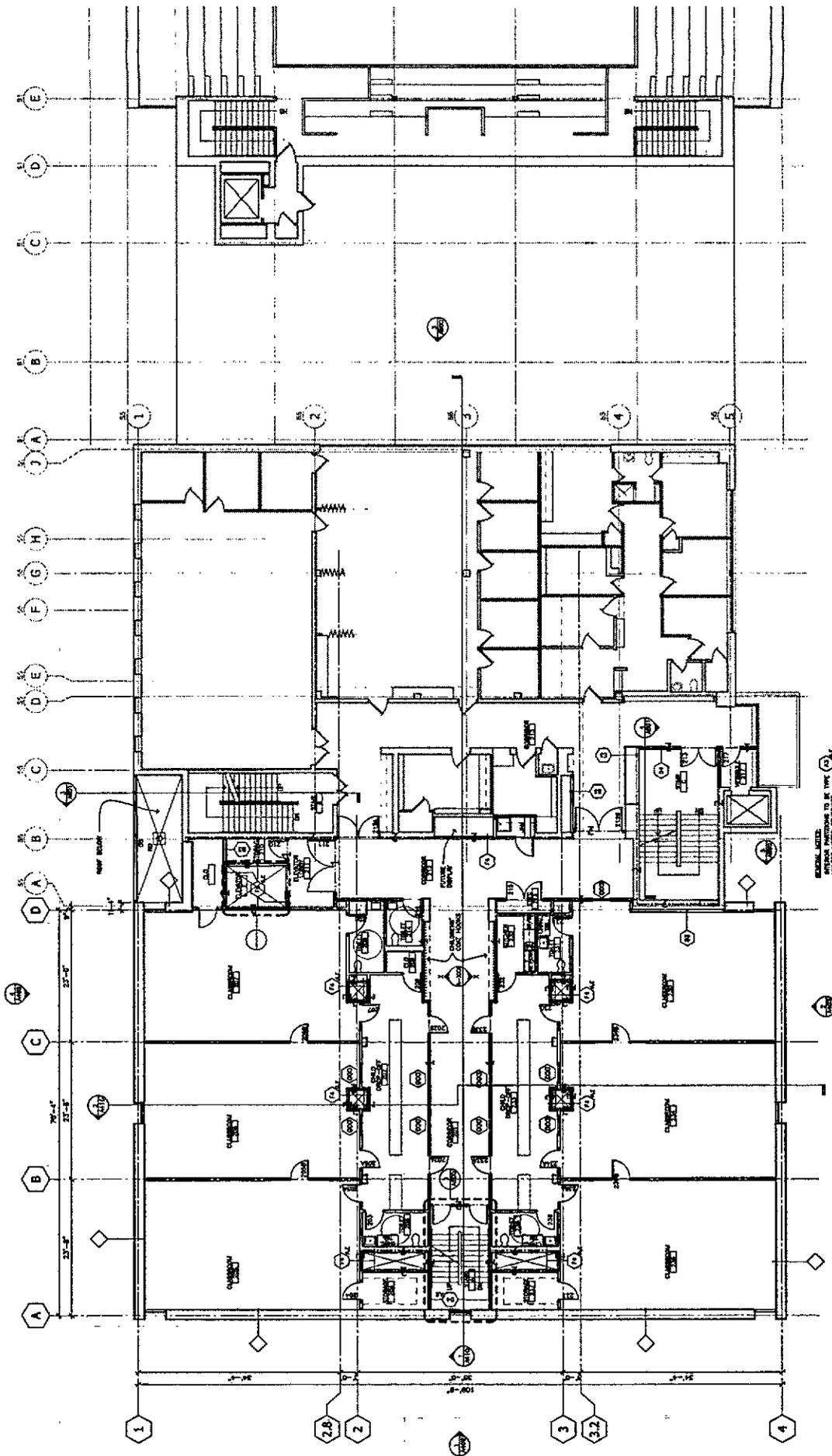
NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 UNDER THE LAWS OF THE STATE OF MARYLAND.
 REGISTERED PROFESSIONAL ARCHITECT
 DATE

**CLASSROOM ADDITION
BETHLEHEM BAPTIST CHURCH**

724 13TH AVENUE SOUTH
 BETHLEHEM, PENNSYLVANIA 18018-1724



H&A ARCHITECTS, INC.
 1100 LOCUST STREET, SUITE 1000, PHILADELPHIA, PA 19104
 PHILADELPHIA, PA 19104
 PHILADELPHIA, PA 19104



**CLASSROOM ADDITION
BETHLEHEM BAPTIST CHURCH**

728 87th AVENUE SOUTH
MEMPHIS, MISSISSIPPI 38148-7128

DESIGN DEVELOPMENT

CONTRACT NO. 0873-006-00
SCALE: N.T.S.
DATE: JANUARY 14, 2002
DRAWN BY: [Signature]

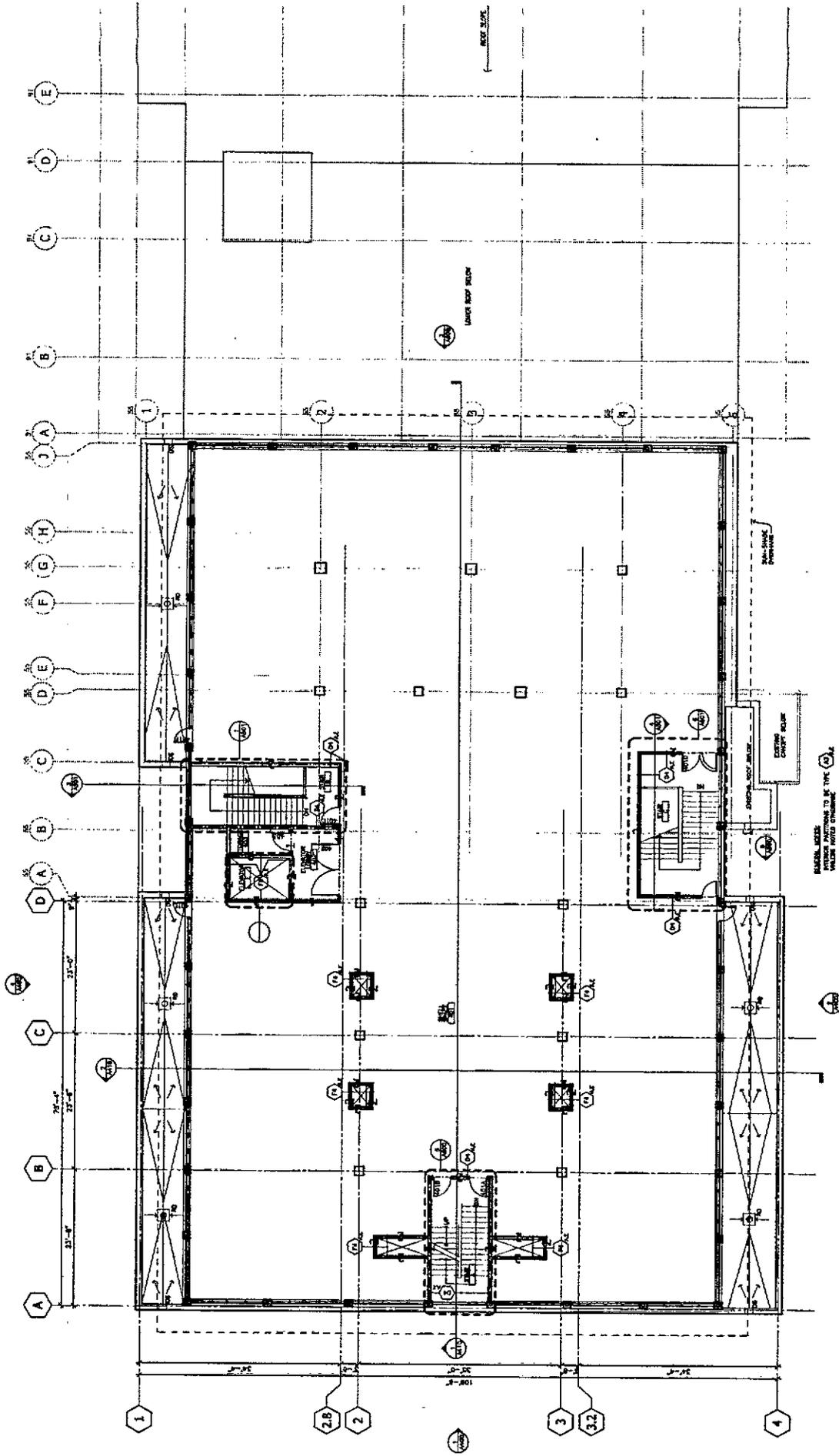
REVISION HISTORY

NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISIONS TO PERMITS
3	REVISIONS TO PERMITS
4	REVISIONS TO PERMITS
5	REVISIONS TO PERMITS

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HOK
 ARCHITECTURE | ENGINEERING | INTERIORS
 1111 W. BROADWAY, SUITE 1000
 HOUSTON, TEXAS 77002-2010
 TEL: 713.770.1000 FAX: 713.770.1010

**LEVEL TWO
FLOOR PLAN
A202**



**LEVEL FOUR
FLOOR PLAN**

DESIGN DEVELOPMENT
 COMM. NO. 0873-008-00
 SCALE: N.T.S.
 DATE: JANUARY 14, 2002
 DRAWN BY: [Signature]

REVISION HISTORY

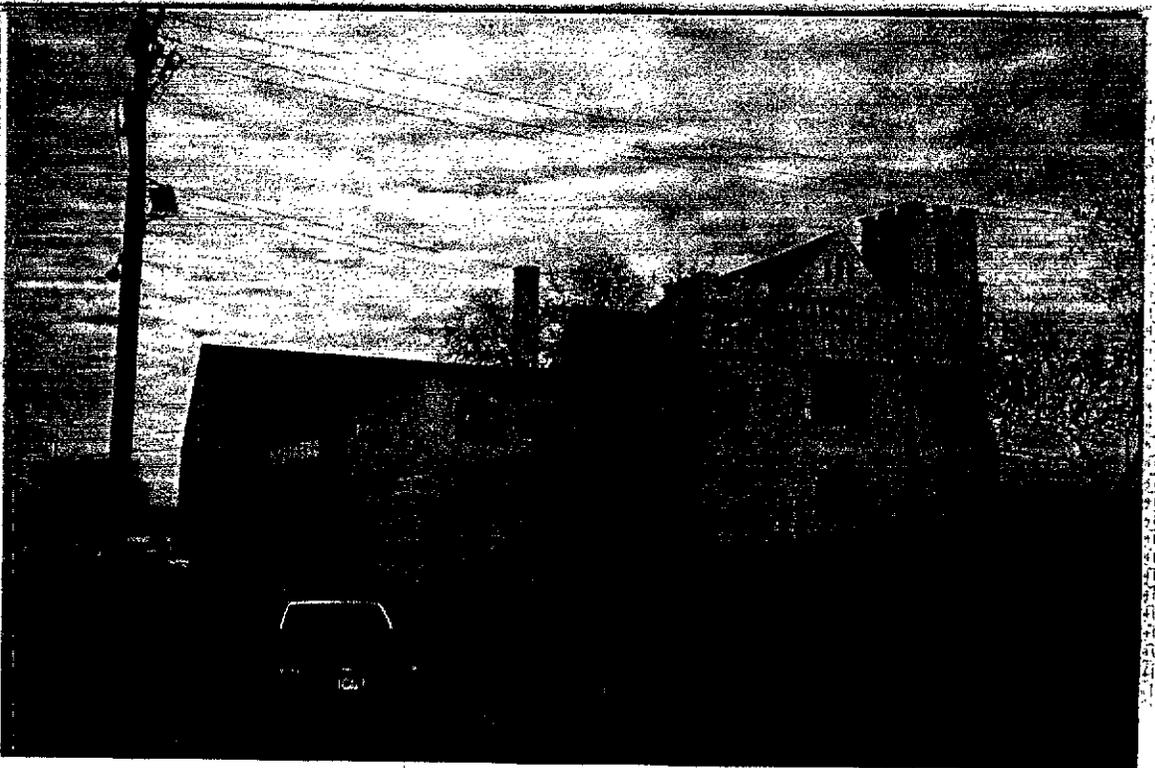
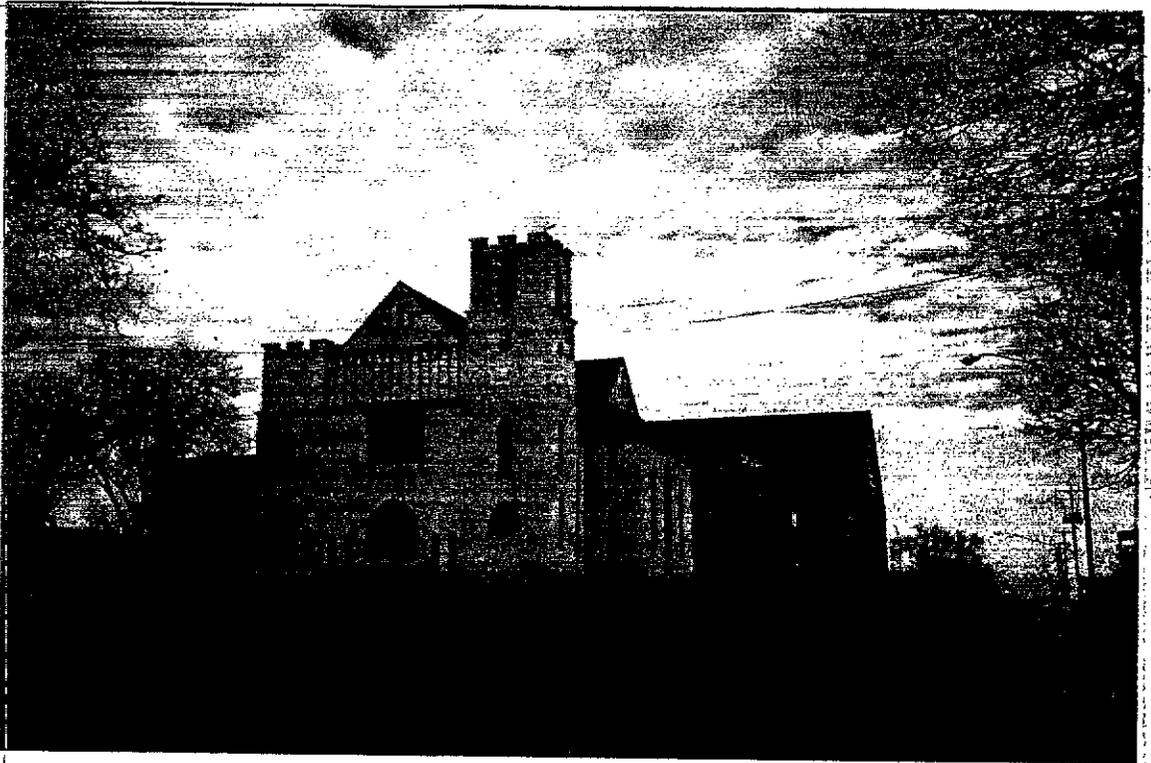
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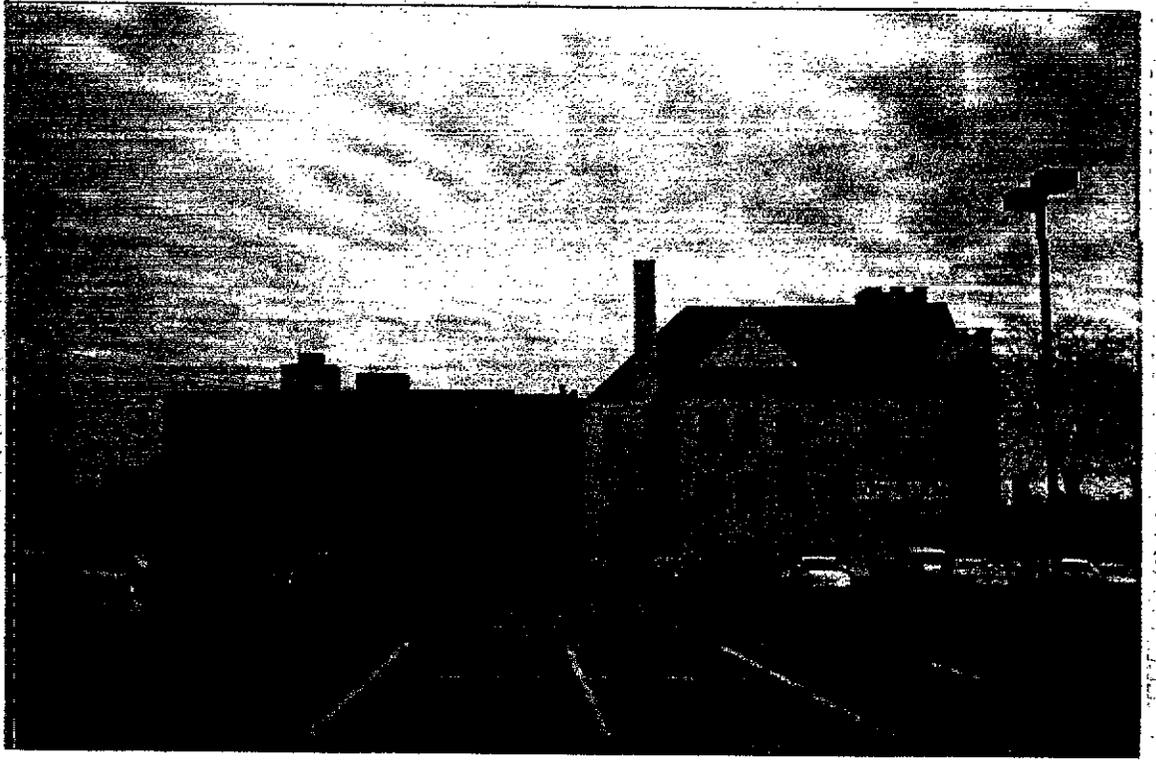
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 ARCHITECT: [Signature]
 REGISTERED NUMBER: [Number]

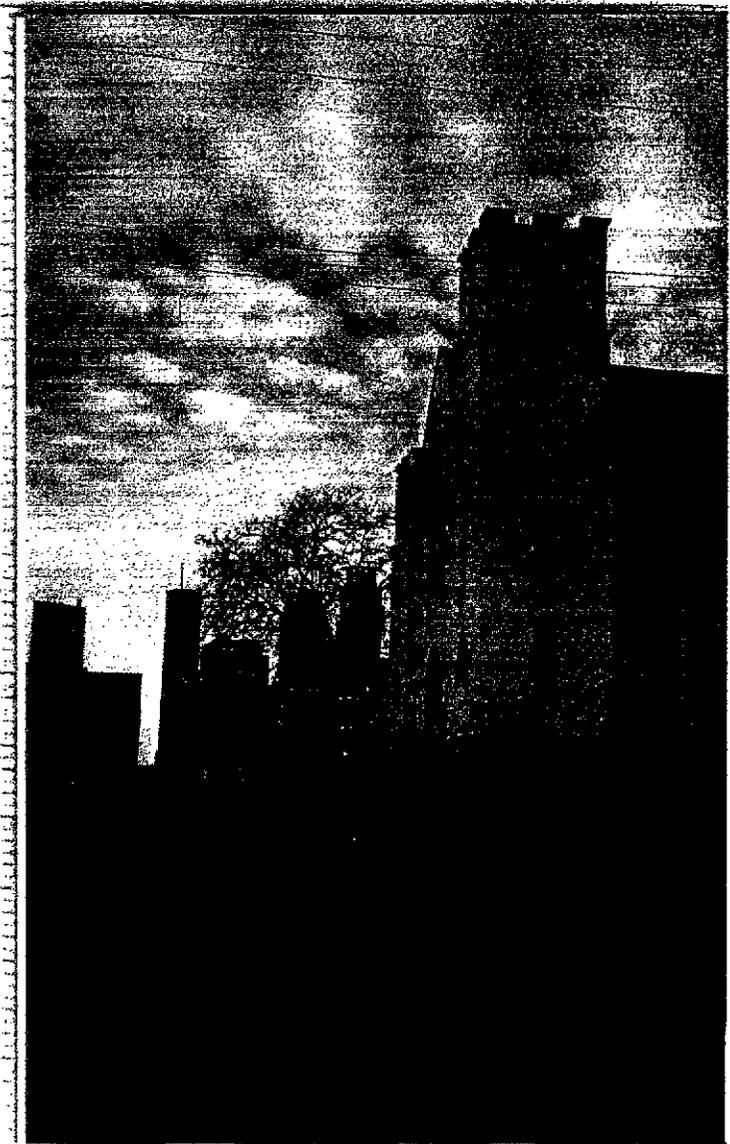
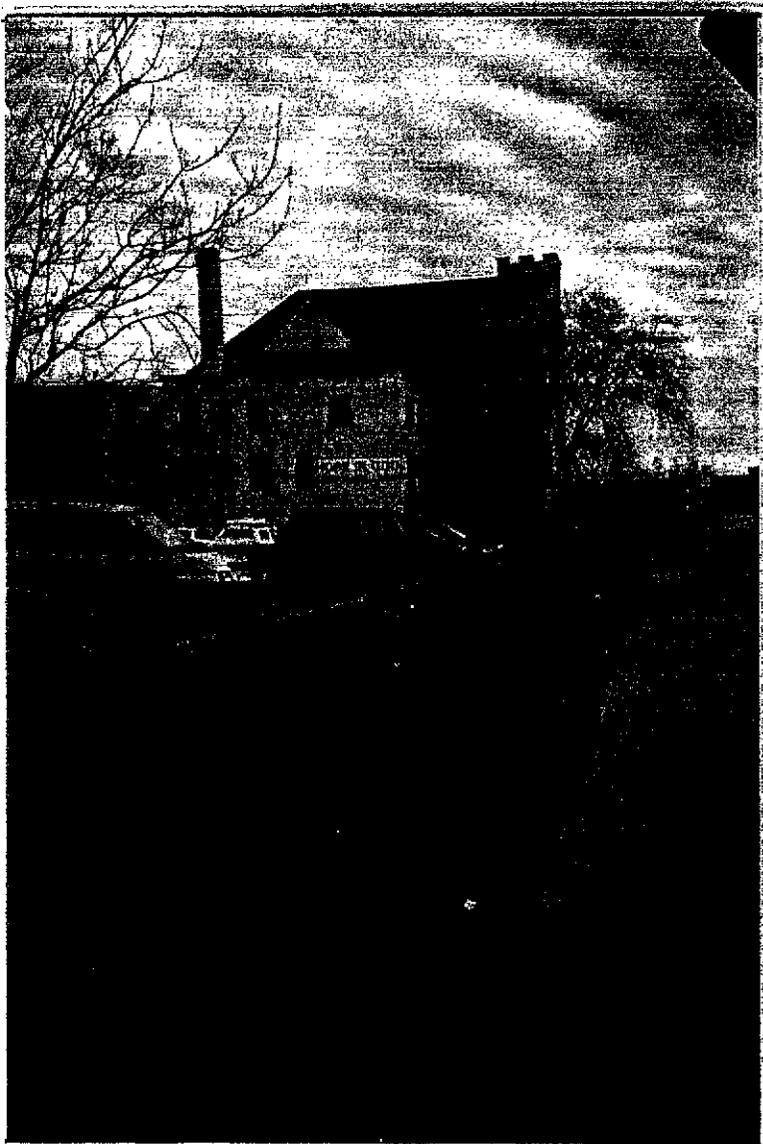
**CLASSROOM ADDITION
BETHELEHEM BAPTIST CHURCH**
 720 15TH AVENUE SOUTH
 MEMPHIS, MISSISSIPPI 38103-1710

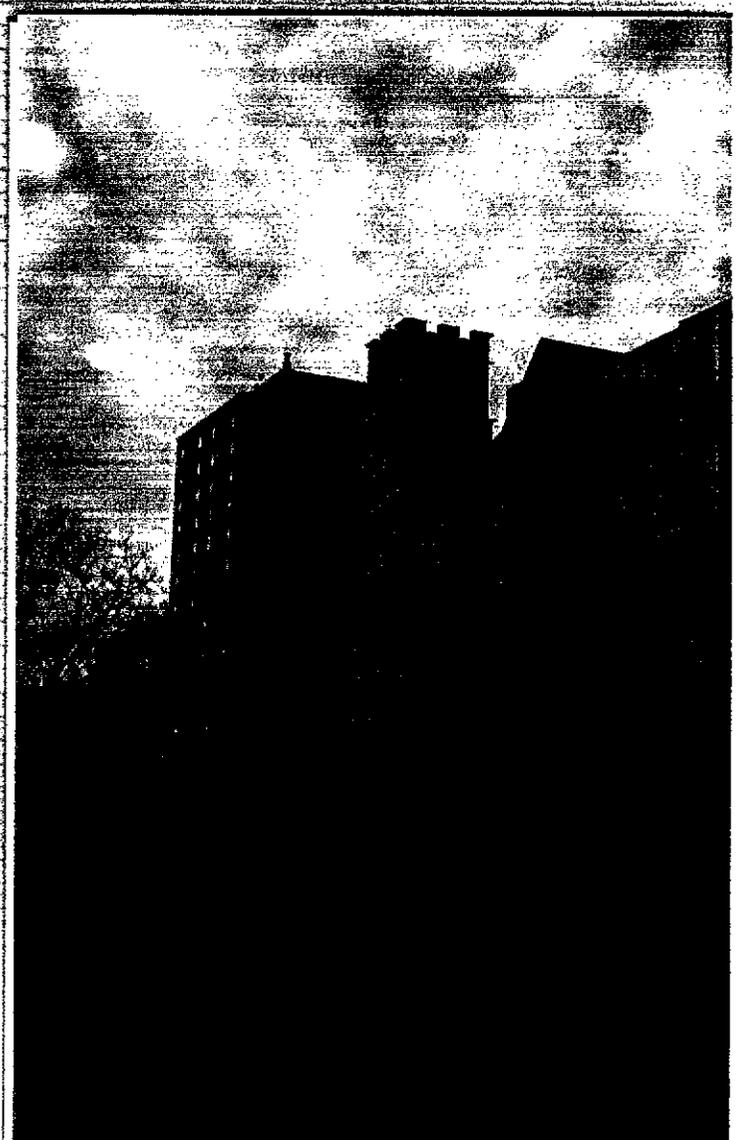
HA
 ARCHITECTS
 1111 BELLEVUE BLVD., SUITE 100
 MEMPHIS, MISSISSIPPI 38103-1710
 TELEPHONE 901.278.1111 FAX 901.278.1112

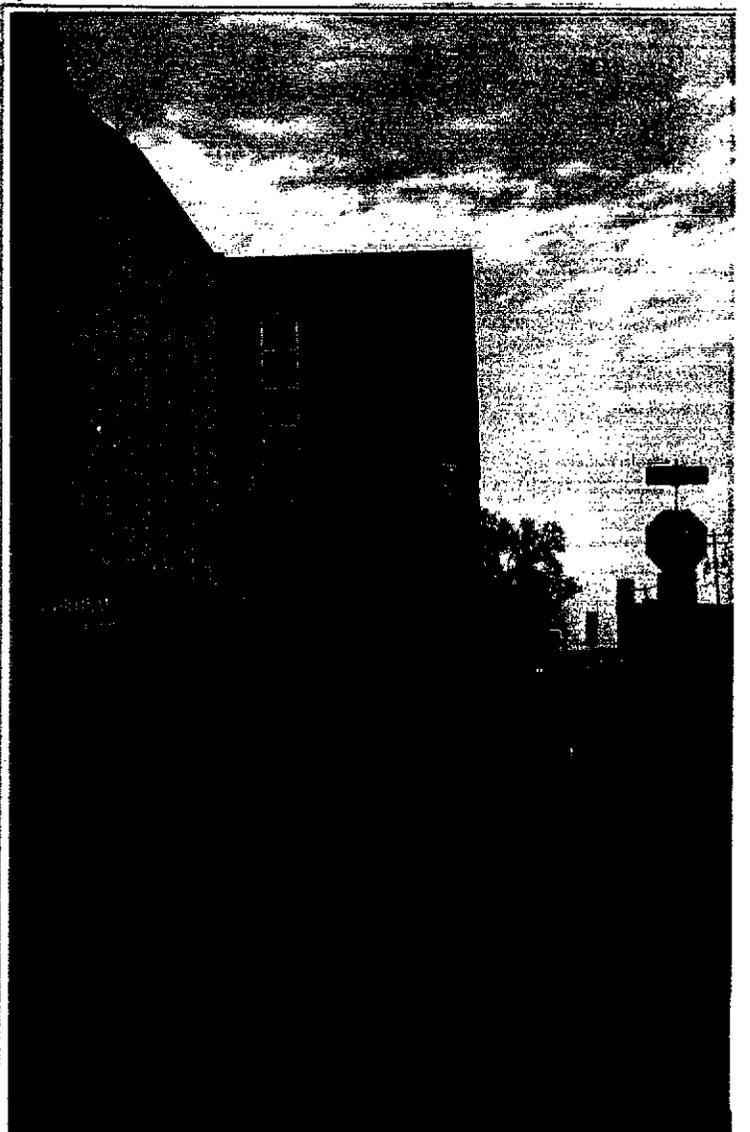
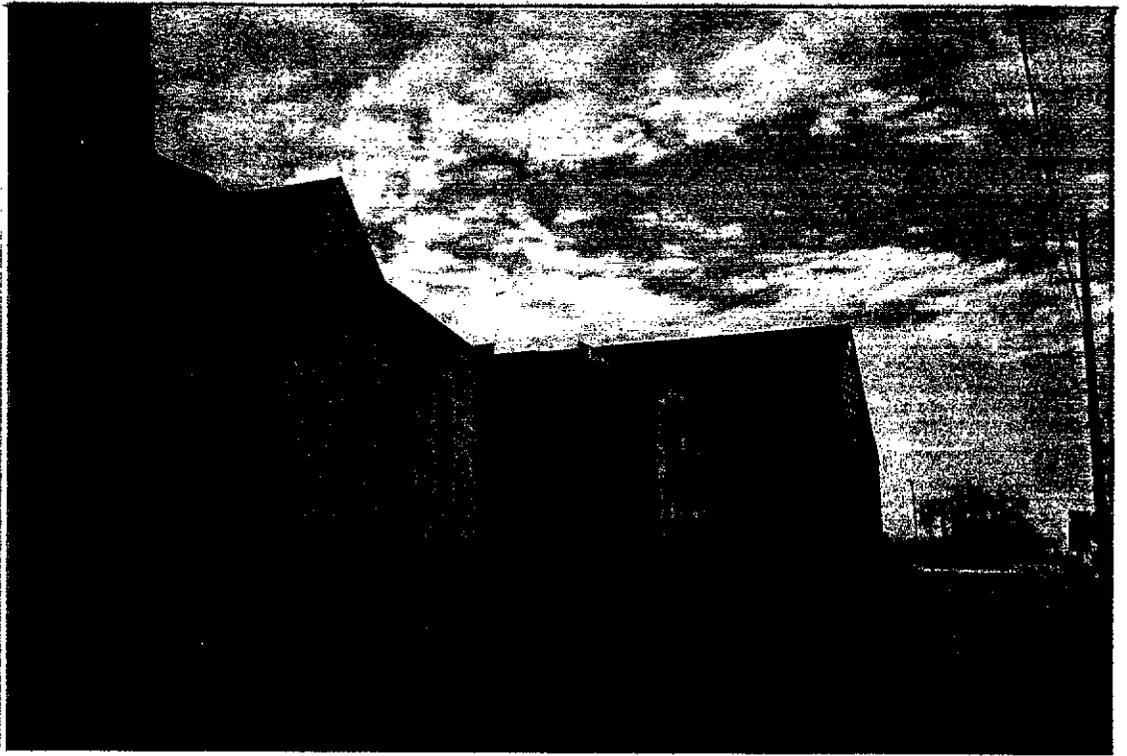
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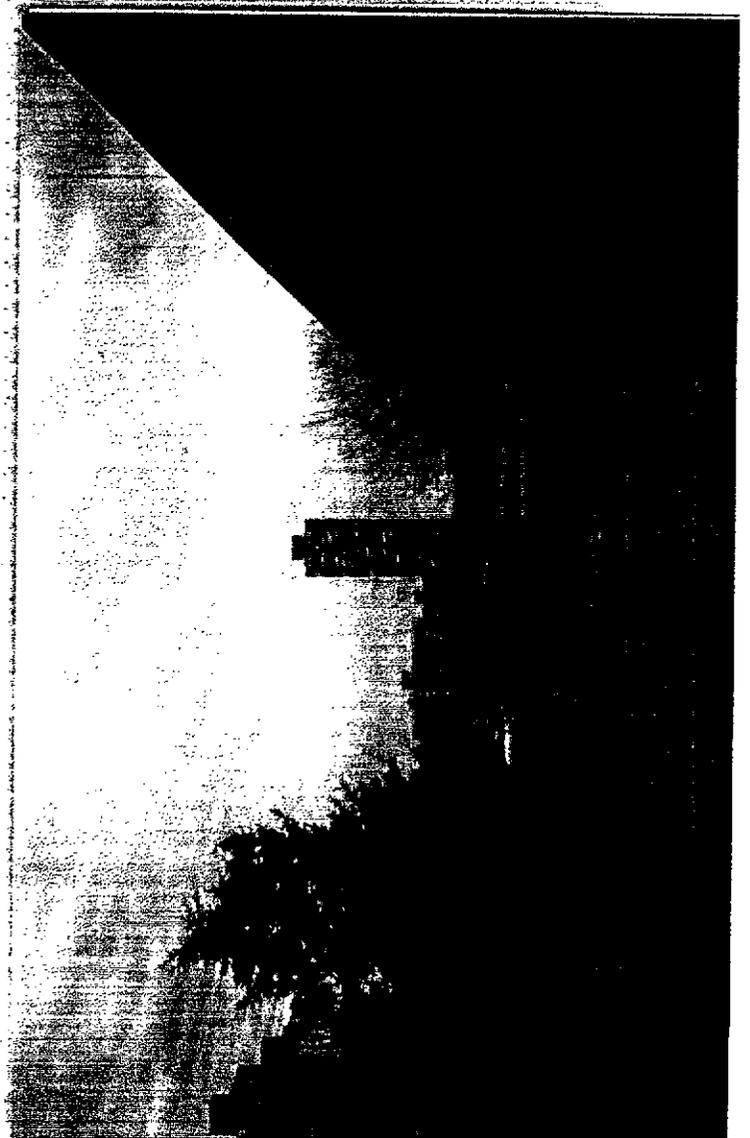


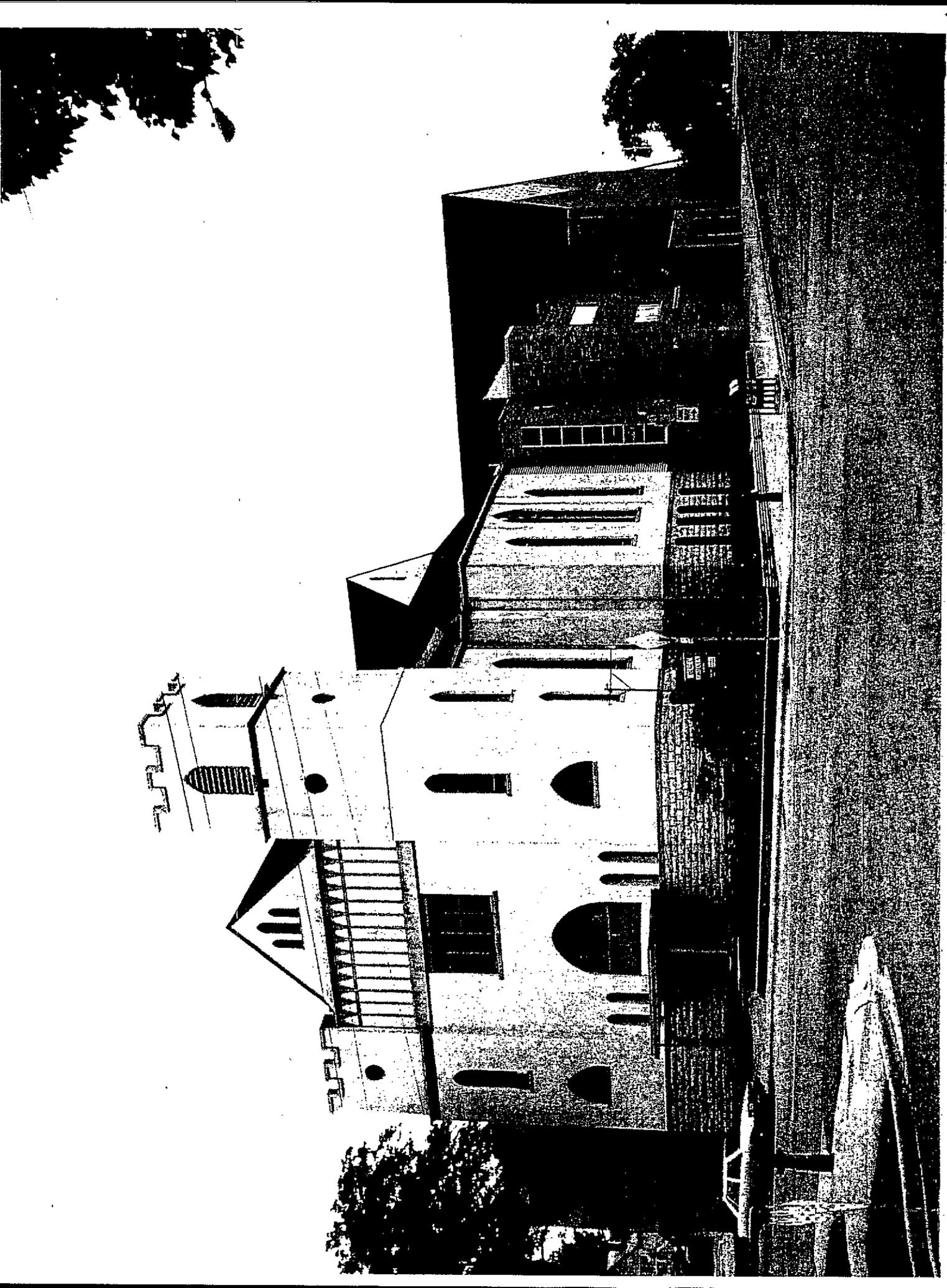












VIEW FROM THE CORNER OF 8TH STREET & 13TH AVENUE. 1880'S CHURCH (TO BE DEMOLISHED) IN FOREGROUND.

PROPERTY OWNERS

Code	
A	Holy Ghost Temple Ch.
B	Virginia Puzak
C	1st Ch. of Nazarene
D	Anna Johnson
E	E. G. Johnson
F	Lilly Kirchberg
G	Eaton Seimon
H	Newson Atlas
I	Ernsts Eukulds
J	Bethlehem Bapt. Ch.
K	George Wright
L	Fred A. Willner
M	Mpls. Housing & Redevel.
N	State Highway Dept.
O	
P	
Q	
R	
S	
T	
U	
V	
W	
X	
Y	
Z	
AA	
BB	
CC	
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EE	
FF	
GG	
HH	
II	
JJ	
KK	
LL	
MM	
NN	

Bethlehem Baptist Church

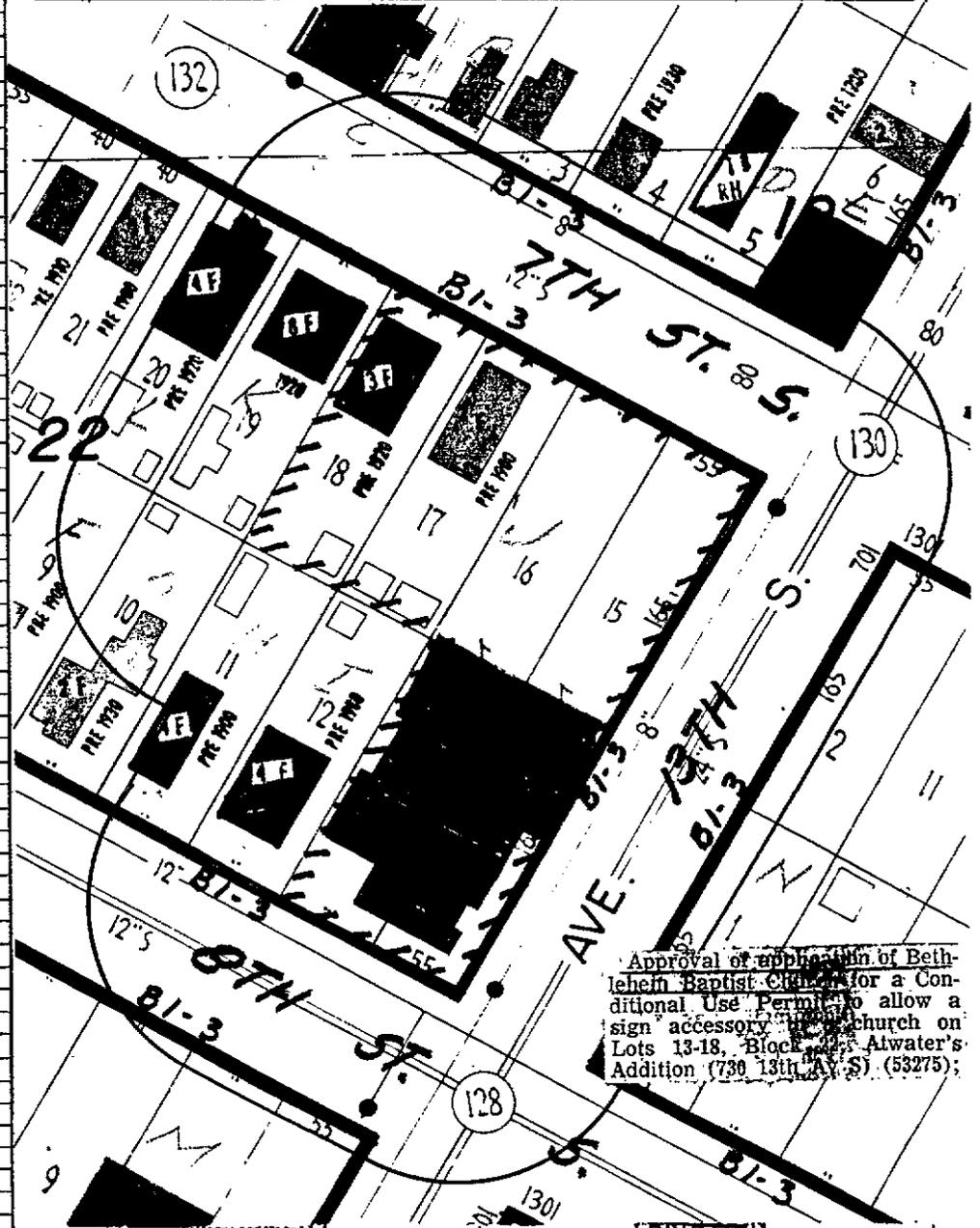
338-7653

NAME 720 - 13 Avenue South PHONE

ADDRESS

APPLICATION FEB. 16 19 71
 CITY PLANNING MAR. 15 19 71
 ZONING PLATE CITY COUNCIL MAR. 26 19 71
 6th WARD

ZONING MAP CHANGE	MAP	DATE	INITIAL
	ZONING	3-3-71	EV
	BLDG. INSP.	3-8-71	EV



Approval of application of Bethlehem Baptist Church for a Conditional Use Permit to allow a sign accessory to the church on Lots 13-18, Block 22, Alwater's Addition (730 13th Av. S) (53275);

PRESENT ZONING	PROPOSED ZONING	COND. USE (SIGN) PERMIT
BI-3		
730 - 13 Avenue South		FILE
ADDRESS		C-161

Code	PROPERTY OWNERS
A	
B	
C	
D	
E	
F	
G	
H	
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K	
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AB	
AC	
AD	
AE	
AF	
AG	
AH	
AI	
AJ	
AK	
AL	
AM	
AN	

Bethlehem Baptist Church
 By Daniel John, Business Adm. 338-7653

APPLICANT NAME: 720 13th Avenue South Mpls, MN 55415
 PHONE: _____

ADDRESS: _____

APPLICATION: 1-30 1920
 BD. OF ADJUST.: 2-21 1920
 CITY PLANNING: _____ 19 _____
 ZONING PLATE: _____ CITY COUNCIL: _____ 19 _____ WARD: 6th

ZONING MAP CHANGE	MAP	DATE	INITIAL
	ZONING BOOKS		
	HALF-SECTION MAPS	2-23-90	RL



PETITION FOR AMENDMENT		APPEAL FOR VARIATION	
PRESENT ZONING	PROPOSED ZONING	DE FRONT YARD AN CORNER SIDE YARD FOR ADDN TO CHURCH AND PARKING LOT	
B1-3	-	FILE	V-3094
720 13th Avenue South		PROPERTY ADDRESS	
		Z-1	

BOARD GRANTED - ENCLOSUREMENT REQD.

David A. Jaeger

BETHLEHEM BAPTIST CHURCH

338-7653

APPLICANT'S NAME

TELEPHONE

720 13th Av. S. Mpls., MN 55406

ADDRESS

APPLICATION 10-21 1997

CITY PLANNING 1997

BD. OF ADJUST 11-10 1997

CITY COUNCIL 1997

20
ZONING PLATE

ZONING MAP CHANGE 1020 1997

INITIAL AWJ

2nd
WARD



SCALE

200' 0 200' 400'

PETITION FOR AMENDMENT		APPEAL FOR VARIATION	BOARD ACTION
PRESENT ZONING	PROPOSED ZONING		
B1-3		OF FLOOR PLAN ON S.W. CORNER 1ST FLOOR ON 8th St To 4 FT.	REMOVED DENIED.

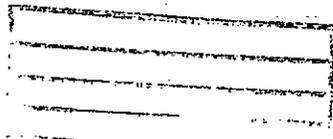
PROPERTY ADDRESS

1202 S. 8th St.

1206 S. 8th St.

FILE NUMBER

V-4246



MEMO

DATE: 12/12/01
TO: LINDA PEDERSON, HGA
CC:
FROM: DAVID JAEGER
RE: BETHLEHEM BAPTIST CHURCH PARKING

DEC 13 2001

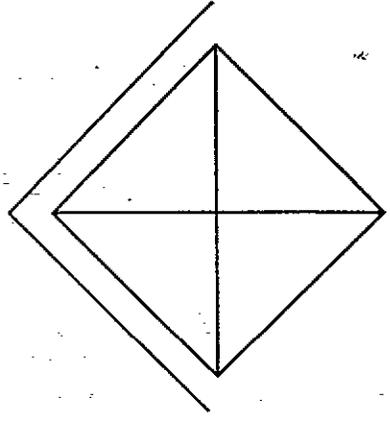
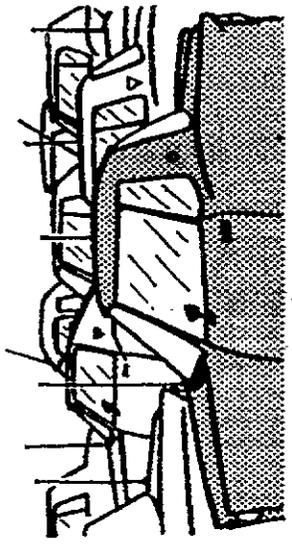
Bethlehem Baptist Church has need of off site parking on Sunday mornings between 8:00 AM and 1 PM, as well as on Wednesday evenings from 6 PM until 8:30 PM. Bethlehem has 130 on site parking spaces on the property owned by the church. There are five parking locations available to attendees of Bethlehem Baptist Church at these peak attendance times. They are as follows:

1. Metrodome Square Ramp located on the corner of 10th Avenue and 7th Street has 500 parking spaces available to Bethlehem Baptist Church.
2. The MasterWorks Building (owned by Bethlehem Baptist Church) located at 1121 7th Street South has 40 spaces available.
3. Professional Litho located at 807 13th Avenue South has 100 parking spaces available to Bethlehem Baptist Church.
4. The Imperial Parking lot located on 6th Street between 13th and 11th Avenues South has 280 parking spaces available to Bethlehem Baptist Church.
5. A last option, which has been very rarely used (6 cars in 2001), is the hospital parking ramp located on the corner of 8th Street and Chicago Avenue South. Bethlehem Baptist Church has purchased 80 tokens for use on Sunday mornings.

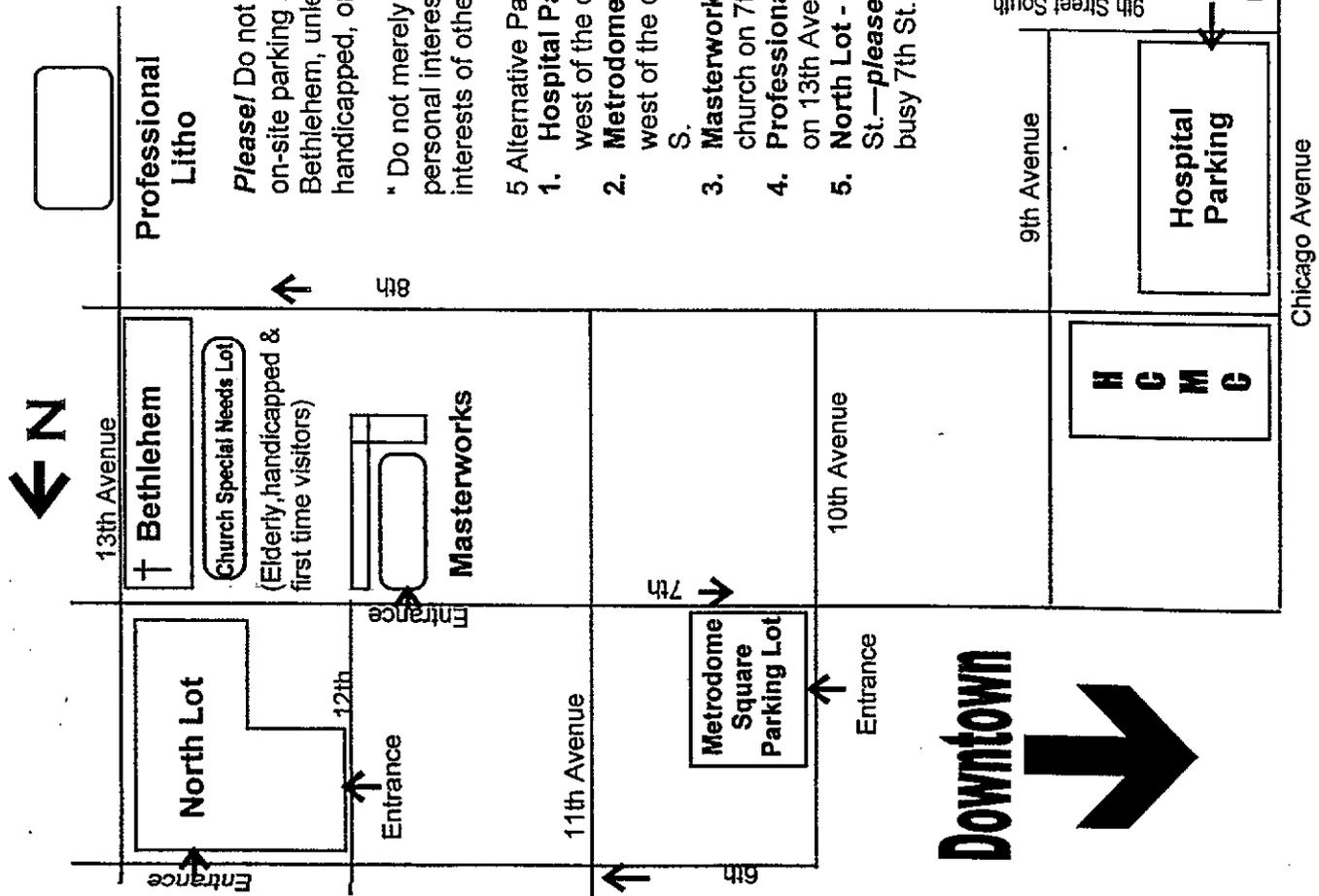
Attached to this memo are:

- A map indicating the locations above,
- And invoices from Professional Litho and Imperial Parking as evidence of the arrangements above.

Where Can I Park Around Here?



Bethlehem Baptist Church
 720 13th Ave. South
 Minneapolis, MN 55415
 612-338-7653



Please! Do not park in Bethlehem's on-site parking if you are familiar with Bethlehem, unless you are elderly, handicapped, or a visitor.

* Do not merely look out for your own personal interests, but also for the interests of others.* Philipians 2:4

5 Alternative Parking Sites:

1. **Hospital Parking Ramp** - 4 blocks west of the church, enter on 9th St. S.
2. **Metrodome Square Ramp** - 2 blocks west of the church, enter on 10th Ave. S.
3. **Masterworks** - 1/2 block west of the church on 7th St.
4. **Professional Litho** - 1/2 block south on 13th Ave.
5. **North Lot** - located just across 7th St.—*please cross safely*—cross busy 7th St. at 12th Ave.

Downtown

Parking at Bethlehem Baptist Church

Does where you park make any difference? The short answer is yes. The supply of off-site parking to accommodate the needs of Bethlehem is more than adequate. But there is not nearly enough on-site parking to provide the convenience we all would appreciate. Therefore, the parking lot on church property is reserved for the elderly, handicapped and visitors (i.e. first time visitors). At issue here is showing deference to others, placing the interests of others above your own personal interests, demonstrating respect for the elderly and handicapped and providing a little hospitality to visitors.

How to Make a Helpful Difference in Parking at Bethlehem

Arrive early and park far away. Parking as far as possible (if you are physically able) away from church leaves more convenient places for others to park. But, it means walking a greater distance to church. If you are a family with children it may mean dropping your family off at church prior to finding a parking place. These activities require extra time. There are also six Sundays when Vikings home games conflict with Sunday morning services. *It is especially important* that you arrive early on these dates in order

to find parking before the crowds arrive. Bethlehem shares ramps, parking lots and street parking with the Viking fans. They arrive in the downtown area in droves beginning at 10:15 AM. These are the dates when Vikings home games conflict with our Sunday activities: September 9th & 30th, October 14th, and December 9th.

- **Volunteer to assist visitors and regular attenders.** Volunteers will direct those needing assistance to available parking, distribute pamphlets and tokens and help smooth the transition in the parking lot between services. This is crucial on Viking home games on the above dates. Contact David Jaeger at (612) 338-7653 if you have questions or could help out.

- **Study the map on the reverse side.** The map on the other side of this page shows five parking lots or ramps that total more than 1,800 off-site spaces available to Bethlehem. Take the time to locate them and then use them. In particular find those parking places farthest away. By the way, it is only four blocks from the farthest parking ramp to Bethlehem. Most are familiar with Masterworks, the North Lot across 7th Street and the Professional Litho lots. But there are two huge ramps available to Bethlehem:

1. The "Hospital Parking Ramp": Bethlehem's entrance to this ramp is on 9th Street

South just east of Chicago Avenue. This ramp is located behind the Parkside Professional Center building. It requires that a token be used that will be provided by Bethlehem. (Tokens available at the Information Booth or from a parking attendant at Bethlehem.)

2. The "Metrodome Square" Ramp: This ramp is conveniently located just two blocks west of the church down 7th Street. Enter this ramp on 10th Avenue.

- **Park south of the highway.**

There is also ample street parking south of the interstate. Take 11th Avenue across the bridge and you may park in Pastor Sam's neighborhood.

Professional

LITHO, INC.

807 Thirteenth Avenue South
Minneapolis, MN 55404

Attn: Accounts Payable
Bethlehem Baptist Church
720 13th Avenue South
Minneapolis, MN 55415

MONTH: November, 2001

Monthly rental of basement and parking at Professional Litho

Approved Amount	
Account Code	
Description:	
Approved By:	Date
Approved by <i>David A. Jaeger</i>	<i>12/5</i> Date

1-61700 \$ 1,000.-
1-61650 677.-



Imperial Parking (U.S.), Inc.
 150 South 5th Street, Suite 360
 Minneapolis, MN 55402
 PHONE (612) 341-8000
 FAX (612) 341-4442

MONTHLY INVOICE

Account Number: 3371
 Invoice Date: Nov 29, 2001
 Page: 1

899918 CITIS
 BETHLEHEM BAPTIST CHURCH
 LAURA LEE
 720 13TH AVENUE SOUTH
 MINNEAPOLIS, MN
 55415

Balance Due on Dec 1, 2001

\$1250.00

Transaction Date	Description	Amount	Balance
	Previous Balance	\$ 1250.00	
Oct 30, 2001	Cheque Payment - Thank you	-1250.00	
Dec 1, 2001	Lot 13 - 1 Monthly Lot Rental @ 133	1250.00	
	Balance Due on Dec 1, 2001	\$ 1250.00	

2001 12 1

610 /

POP

Date	11/29
Date	

11/29/01

Imperial Parking wishes you a happy holiday!

Customer receipt only. See terms and conditions.



Imperial Parking (U.S.), Inc.

150 S. 5th St., Suite 360
Minneapolis, MN 55402
Tel: 612.341.8000
Fax: 612.341.4442

Invoice

Number: 1215

Date: November 12, 2001

Bill To:

Bethlehem Baptist Church
Attn: David Jaeger
720 13th Avenue South
Minneapolis, MN 55415

Ship To:

Bethlehem Baptist Church
Attn: David Jaeger
720 13th Avenue South
Minneapolis, MN 55415

Terms	Code
Due upon receipt	05 400 11 0049 0

Date	Description	Tax 1	Tax 2	Amount
9/30/2001	65 cars @ \$20.00 per car			1,300.00
10/14/2001	83 cars @ \$20.00 per car			1,660.00
<i>David Jaeger</i>				

Sub-Total \$4,660.00

State Tax 6.50% on 0.00 0.00

City Tax 0.05% on 0.00 0.00

Total \$4,660.00

Thank you for your business!

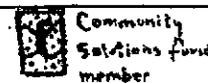
Please include invoice number on all payments.

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$4,660.00	\$0.00	\$0.00	\$0.00	\$4,660.00

ELLIOT PARK NEIGHBORHOOD, INC.

719 SOUTH 10th STREET
MINNEAPOLIS, MN 55404

(612) 335-5846
FAX (612) 370-3950



11 February 2002

Hilary Watson
Minneapolis Planning Department
Room 210, City Hall
350 South Third Street
Minneapolis, MN 55415

Dear Hilary,

A task force of EPNI's Building, Land Use & Housing (BLUH) committee met twice with representatives of Bethlehem Baptist Church and HGA Architects to discuss Bethlehem's new classroom building construction plans and upcoming Site Plan Review. The task force is recommending to the full BLUH committee and the EPNI Board approval of Bethlehem's plans, based on conditions agreed to in the meetings.

These conditions, some of which involve alterations to the original plans submitted to the neighborhood, deal with three areas of concern:

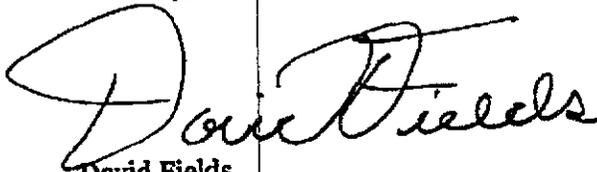
- 1) *Mitigation of on-street parking pressures.* EPNI is assured that the combination of parking spaces on site and available off-site parking spaces within 300 feet of Bethlehem provides adequate parking for the church's congregants, even when worship services and classroom/community events are being held simultaneously. Bethlehem has agreed to intensify its efforts to lessen the impact of traffic and parking on neighborhood streets during periods of heaviest church attendance. The church is working with a traffic control consultant to maintain an on-going program of communication with members of the congregation about the location of available off-street parking that should be used to lessen the inconvenience to Elliot Park residents in the area.
- 2) *Landscaping and Greening.* Reconfiguration of space in the main church parking lot has allowed for considerable more greening than currently exists on the property. In particular, the decision to eliminate the under-used drive-around at the northeast corner and reclaim it as greenspace ensures that this new building project will result in an upgrading of landscaping on the Bethlehem property.
- 3) *Design.* The neighborhood understands and is resigned to the reality that the Old Sanctuary structure is inadequate to the Church's needs. Aside from recognizing it as a nostalgic neighborhood landmark, the Old Sanctuary is not necessarily perceived as having historic architectural significance. Initial concerns of the task force about design elements of the new classroom building largely have been alleviated. First of all, the decision not to ask for a setback variance on the south side will allow for landscaping to create a softer, more inviting entryway. Second, the addition of more window space

(some to meet the 30% first-level requirement) to the façade will make the building more receptive to its environs, as well as add visibility and light to the bookstore and library planned at the south entrance. It appears, too, that the construction materials and horizontal orientation of the design of the new building will better complement the existing chapel building, creating a more integrated overall appearance than is possible with the existing Old Sanctuary.

In addition, the neighborhood agrees with Bethlehem that 13th Avenue should not be vacated. Such a vacation would only contribute to the complications of auto traffic maneuvering through the contiguous streets searching for close on-street parking.

Bethlehem and EPNI will continue to cooperate to make the church's development plans an asset to both Bethlehem and Elliot Park. This resolution of neighborhood support for Bethlehem's Site Plan Review still will be presented to a meeting of the full BLUH committee on February 21st and the committee's recommendation will then be referred to the EPNI Board. Although I anticipate no change to the statement of support conveyed in this letter, if changes do result from the next levels of review I will communicate them to you and the Planning Commission.

Sincerely,



David Fields
Community Development Coordinator
Elliot Park Neighborhood, Inc.

Copy

Paul Zerby, Second Ward Councilmember
Keith Anderson, Bethlehem Church
Linda Pederson, Hammel, Green and Abrahamson, Inc.
Bob Lundgren, Hammel, Green and Abrahamson, Inc.
Kirk Moorhead, President, EPNI Board of Directors

Watson, Hilary A

From: Compassion Center [lwcccompassioncenter@cfaith.com]
Sent: Thursday, January 31, 2002 3:19 PM
To: Hilary.Watson@ci.Minneapolis.MN.US
Subject: Support for Zoning for Bethlehem Baptist

Dear Hilary,
I would like to express our support for the zoning application from Bethlehem Baptist.
I am the Pastor of the Compassion Center, the church located at 627 S 12th Avenue.

Sincerely,

Pastor Terry Farrand

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