

Department of Community Planning and Economic Development – Planning Division
Preliminary and Final Plat
PL-202

Date: 9/18/06

Applicant: The Bridge for Runaway Youth, Inc., 2200 Emerson Ave. S., Mpls., MN 55407

Address of Property: 2209-2211 Emerson Ave. S., 1119 22nd St. W., 1111 22nd St. W

Project Name: The Bridge Center for Youth

Contact Person and Phone: Kris Brogan, 3133 Bloomington Ave. #3, Mpls. MN 55407; 612-801-4942; krisbrogan@att.net

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Date Application Deemed Complete: 8/15/06

End of 60-Day Decision Period: 10/14/06

End of 120-Day Decision Period: Not applicable for this application

Ward: 10 **Neighborhood Organization:** Lowry Hill Residents Association and East Isles Residents Association

Existing Zoning:

- **Primary:** OR2, High Density Office Residence District
- **Overlay Districts:** None

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 18

Legal Description: Refer to Attachment 4.

Proposed Use: Application by The Bridge for Runaway Youth, Inc. for a preliminary and final plat for The Bridge Center for Youth Project (BZZ-2980 approved 6/12/06) to be built on the southeast corner of 22nd Street W. and Emerson Avenue S.

Concurrent Review: Preliminary and final plat for The Bridge Center for Youth Project

<p>Attention: If you want help translating this information, call - Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; Spanish - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; Somali - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500</p>
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Applicable zoning code provisions: The Planning Commission approved the necessary land use applications for the project on 6/12/06 (BZZ-2980). Chapter 598, Land Subdivision Regulations apply to the subject application for preliminary and final plat.

Development Plan: Refer to Attachment 2.

Prior approvals:

- Federal Environmental Assessment (available upon request) because the CPED—Multifamily Division is proposing to use federal funds in support of the project.
- Planning Commission approvals of BZZ-2980 on 6/12/06:
 - Conditional Use Permit
 - Variance to reduce the required front yard on Emerson Ave S from 15 ft. to 8 ft.
 - Variance to reduce the required parking from 8 stalls to zero provided the applicant supplies evidence of a lease arrangement for parking with Temple Israel.
 - Site Plan Review (subject to conditions)

Background:

Project components: The Bridge for Runaway Youth (The Bridge) currently operates a community residential facility for homeless and runaway youth and their families in four properties (two leased) on the southwest quadrant of Emerson Ave. S. and 22nd St. W. The Bridge has approval to expand its facilities to the east across Emerson Ave. The project will include the following components:

- Renovate the two-story office building (built in 1915) at 1111 22nd St. W. and demolish the two triplexes at 2209-2211 Emerson Ave. S. and 1119 22nd St. W.
- Construct a new three-story addition to the existing two-story office building for a combined square footage of 20,586 sq. ft. The total site area is 15,707 sq ft. The footprint of the combined structure will be 8,896 sq ft. and there will be 13,056 sq. ft. of office and meeting rooms.
- Move 24 of the current staff into the new building. According to the applicant, the current staffing level can serve the additional 10 to 12 youths.
- Create living spaces and sleeping rooms for 18-to-20 additional homeless and runaway youth, and provide counseling services for them and their families. There will be 10 sleeping rooms with two beds each. This will increase the total number of beds by 12 from 25 to 37.
- End the lease on one of the Bridge’s properties and move the administrative functions and 8 youth from that building plus 11 staff from another existing building to the new building.
- The project will utilize deconstruction methods in order to maximize the reuse and recycling of demolition debris for the two triplexes to be demolished, and the new construction and rehabilitation will include “green building” techniques and measures designed to maximize energy efficiency and minimize impacts on the environment.

Neighborhood comments: Planning staff have received no comment from the neighborhood group.

PRELIMINARY AND FINAL PLAT

Required Findings:

1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.

The subdivision is in conformance with the design requirements of the zoning code and the land subdivision regulations. The prior Planning Division staff report regarding this project addressed in detail the project's conformance with the applicable regulations of the zoning ordinance and the policies of the comprehensive plan and other applicable adopted plans. In sum, staff concluded the following as regards the *Minneapolis Plan* policies and the Zoning Code:

- Consistent with Policies 1.6, 1.8, and 1.13, the project expands services for at-risk youth, many of whom are members of protected classes. The services include programs intended to protect and improve residents' health by preventing disease, disability, and violence.
- With 10 rooming units and a 0.37-acre site, the project has the equivalent of 27 units per acre and is a medium-density-residential development. This is consistent with the medium-to-high-density residential allowed in the OR2, Office Residence District, which allows up to 62 units per acre. This is also consistent with Policy 4.9, 4.11, and 9.22.
- Consistent with Policies 4.10 and 4.11, the project provides services and transitional housing (the Zoning Code defines this as "supportive" housing) for up to 18 months for at-risk and special needs youth. The OR2 district allows supportive housing as a conditional use.
- Consistent with the environmental policies in the *Minneapolis Plan*, the project will utilize deconstruction methods in order to maximize the reuse and recycling of demolition debris for the two triplexes to be demolished, and the new construction and rehabilitation will include "green building" techniques and measures designed to maximize energy efficiency and minimize impacts on the environment.
- Through the prior approval, the project will be consistent with the other chapters of the Zoning ordinance that apply including: Chapter 525.520 (1) as regards the yard variance; Chapter 525.520 (7) as regards the parking variance; Chapter 530, Site Plan Review; Chapter 535, General Applicability; and Chapter 541, Parking and Loading.

Staff of the City Attorney's Office and the Public Works Department reviewed and approved the proposed preliminary and final plat.

- 2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The subdivision will not be injurious to the use and enjoyment of other property. Refer also to the responses to the findings in the sections of the staff report on this project for the prior public hearing on 6/12/06 (BZZ-2980; available upon request).

- 3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.**

Stormwater Runoff: The City's Preliminary Development Review (PDR) Committee reviewed and approved the project on 5/17/06 as regards utilities, access, and drainage (refer to PDR report in Attachment 10 of the prior staff report). Although the project is not required to provide a stormwater management plan, the project includes more than 1,360 additional square feet of landscaping than is currently on the site, and this decrease in impervious surfaces will likely enable to the project to comply with the City's stormwater management plan requirements. This figure does not include proposed pervious paving in the patio area and the additional boulevard space that will be created on 22nd St. W.

Erosion Control: During construction, the general contractors in charge of construction will be responsible for obtaining an Erosion Control permit for the Public Works Department and establishing temporary erosion control. Temporary erosion control measures will include silt fences, bale checks, sediment traps for catch basins, and rock construction entrances.

- 4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

The City's PDR Committee concluded there would be no significant problems as regards access and other permit concerns.

- 5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.**

Existing utility and drainage provisions are adequate for the proposed development.

RECOMMENDATION

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the proposed preliminary and final plat subdivision application for The Bridge Center for Youth project located at 2209-2211 Emerson Ave. S., 1119 22nd St. W., 1111 22nd St. W.

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission **approve** the proposed preliminary and final plat subdivision application for The Bridge Center for Youth project located at 2209-2211 Emerson Ave. S., 1119 22nd St. W., 1111 22nd St. W.

Attachments:

1. Zoning, lot lines, and uses in the vicinity
2. Primary and Overlay zoning districts
3. Preliminary plat
4. Final plat information