



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #2  
May 5, 2014  
BZZ-6498

**LAND USE APPLICATION SUMMARY**

*Property Location:* 2120 Park Avenue and 2111 Oakland Avenue  
*Project Name:* Huss Center Expansion  
*Prepared By:* [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
*Applicant:* People Incorporated  
*Project Contact:* Hayley Carlson  
*Request:* To add beds to an existing community residential facility.  
*Required Applications:*

<b>Conditional Use Permit</b>	To increase the number of beds at an existing community residential facility. The conditional use permit is to allow up to 32 residents.
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**SITE DATA**

<b>Existing Zoning</b>	OR3 Institutional Office Residence District NP North Phillips Overlay District
<b>Lot Area</b>	34,535 square feet / .79 acres
<b>Ward(s)</b>	6
<b>Neighborhood(s)</b>	Ventura Village; adjacent to Philips West
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Commercial Corridor (Franklin Avenue one block north) and Community Corridor (Chicago Avenue two blocks east)
<b>Small Area Plan(s)</b>	None

<b>Date Application Deemed Complete</b>	April 8, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	June 7, 2014	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located in south Minneapolis. The property stretches between Park Avenue and Oakland Avenue along East 22<sup>nd</sup> Street. The site is currently used as a 16-bed community residential facility.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by residential properties of varying densities, institutional uses and a public park. The site is located in the Ventura Village neighborhood and is adjacent to the Phillips West neighborhood.

**PROJECT DESCRIPTION.** The building on the site was constructed in 1903 as a single family dwelling for Franklin and Harriet Crosby. In 1939 the family vacated the home. In 1941 the Crosby family donated the property to the Archdiocese of Minneapolis and St. Paul who operated a Catholic Youth Center, which included residential services, until 1994. For the next two years the property sat vacant. In 1996, Allina leased a portion of the building for office and clinical space and remained in the building until March of 2009. Then in 2010, People Incorporated purchased the property and converted it into a community residential facility named the Huss Center.

The Huss Center is an existing community residential facility that currently serves a total 16 male and female adults 18 years of age and older who have been assessed as having a substance dependency disorder and co-occurring mental health issues that limit their recovery. The Huss Center provides interdisciplinary substance abuse and mental health treatment integrated into a single treatment setting. The applicant is proposing to increase the number of beds within the existing community residential facility by adding additional beds into existing sleeping rooms.

A community residential facility is defined in the Minneapolis Zoning Code as a facility where one or more persons reside on a 24 hour per day basis under the care and supervision of a program licensed by the Minnesota Department of Human Services (DHS). The property is zoned OR3 Institutional Office Residence District. Community residential facilities serving 17-32 residents are a conditional use in this zoning district.

**RELATED APPROVALS.** In June of 2010, the City Planning Commission approved a conditional use permit and a site plan review to allow the existing building to be converted into a 16-bed community residential facility. The property is in compliance with the approved site plan.

**PUBLIC COMMENTS.** No public comments have been submitted regarding the project. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the number of beds at an existing community residential facility to 32 based on the following [findings](#):

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

Approving a conditional use permit for a community residential facility for up to 32 residents would not be detrimental to or endanger the public health, safety, comfort or general welfare. The development will provide housing for adults who have been assessed as having a substance dependence disorder and co-occurring mental health issues that limit their recovery. The residents will receive interdisciplinary substance abuse and mental health treatment. The facility is staffed 24 hours a day seven days a week. In addition, community residential facilities are licensed by the State of Minnesota and are inspected on a regular basis.

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

Approving a conditional use permit for a community residential facility for up to 32 residents would not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The additional beds will be added to existing sleeping rooms within the building.

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

The applicant will need to work with the Plan Review Section of CPED during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

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

The minimum parking requirement for a community residential facility is one space per every four beds. There will be up to 32 beds in the building so the minimum parking requirement is eight spaces. There are a total of 16 parking spaces provided on the site.

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

Existing buildings have grandfathered rights from the bicycle parking requirements. However, for uses that are intensified the bicycle parking requirement for the intensification needs to be provided. In this case the intensification is a total of 16 beds which has a bicycle parking requirement of 4 spaces.

In 2010, the applicant provided 4 bicycle parking spaces near the back entrance to the building for employees and guests. For residents secure bicycle parking for up to 4 bicycles was located in a room on the lower level of the building. On the floor plans the room is marked as "future workshop/storage". CPED is recommending that the applicant provide evidence that there is enough room inside the building to provide bicycle parking for 8 bicycles in the "future workshop/storage" room.

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

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

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

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

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

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

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

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

3.4.3 Support the creation of additional shelter beds for youth.

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

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

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

The development complies with these specific development standards. With the approval of the conditional use permit this development will meet the applicable regulations of the OR3 zoning district.

**RECOMMENDATIONS**

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to increase the number of beds at an existing community residential facility to 32 located at 2120 Park Avenue and 2111 Oakland Avenue, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. There shall be no more than 32 residents in the building.
3. On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
4. The applicant shall provide evidence that there is enough room inside the building to provide bicycle parking for 8 bicycles in the "future workshop/storage" room.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Floor plans
5. Photos
6. Correspondence



MENTAL HEALTH SERVICES

**CONDITIONAL USE PERMIT  
COMMUNITY RESIDENTIAL FACILITY  
2120 Park Avenue, Minneapolis Minnesota**

**Program Summary**

Huss is a residential program currently serving sixteen male and female adults 18 years of age and older who have been assessed as having a substance dependence disorder as defined by (DSM IV-TR) and co-occurring mental health issues that limit their recovery. The program provides for interdisciplinary substance abuse and mental health treatment integrated in a single treatment setting, with the potential for supportive transitional outpatient services. Success is measured in terms of individual and community quality of life, health, and improved functioning, acknowledging any change or progress toward goals as success.

People Incorporated would like to expand the number of individuals we can serve from sixteen to twenty-six. The expansion will allow us to better meet demands for these services, and help more individuals to fulfill their desire to turn their lives around.



## MENTAL HEALTH SERVICES

### RESPONSES TO REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT COMMUNITY RESIDENTIAL FACILITY 2120 Park Avenue, Minneapolis, Minnesota

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.  
*People Incorporated –Huss operates under the supervision and licensure of the Minnesota Department of Human Services, which provides operational standards for such programs. Some of the operational components of the program that are likely to enhance the public health, safety, comfort and general welfare include:*

- *24/7 staffing, including clinical staff and clinical supervisors, counselors, RN/LPN's, and professional support staff.*
- *Clients must follow facility rules to stay in the program.*
- *Staff are trained in emergency procedures approved by the Minnesota State Department of Health and Human Services.*
- *Staff provide ongoing monitoring of clients, including at least once/hour room checks to identify the location of clients.*
- *There is controlled access to the facility. The facility is locked daily after 4:30 p.m. Staff decides when visitors are allowed access to the building after that time.*
- *Facility access is monitored by security systems with cameras located at each entrance.*
- *Staff accompany clients into the community for planned activities.*
- *All client interactions with the community are consistent with the goals the client has set to improve life functioning and become contributing members of the larger Twin Cities community.*

*In addition, because the program operates round the clock with planned activities, People Incorporated's presence often serves as a deterrent to undesired loitering and illegal activity in the neighborhood. Since Huss Center for Recovery opened in March of 2011 there have been no incidents in the neighborhood related to any of our clients, visitors or staff.*

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

*The exterior of the facility has not changed; and has benefited from remodeling of the interior, mechanical updates, and landscape improvements. These improvements have enhanced the neighborhood; and helped provide normal and orderly development and improvement of surrounding properties.*

*People Incorporated continues to keep this building in excellent repair. Property is well maintained. Enhancements have been made to the driveway and city sidewalk. Last spring we totally landscaped the interior courtyard making the area more appealing and improving curb appeal for the neighborhood. Our intent is to re-sod the front of the building this summer.*

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

*As this was an existing building, People Incorporated continues to utilize the existing sanitary sewer, which was inspected and found acceptable. A new waterline has been installed to accommodate a new fire sprinkler system throughout the main building and carriage house as required by code. No changes are planned for the site drainage. The parking lot is to remain, which can accommodate the parking needs of the program; so there are no changes planned for access to roads.*

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.  
*Since clients do not have automobiles, there will be minimal traffic. The minimal traffic flow is typically by staff coming to and from their work shifts, or arriving for weekly or monthly staff meetings. The parking is adequate for traffic. In addition, the facility is located on bus and bike routes, which supports the use of public transportation and minimize traffic.*

5. The conditional use is consistent with the applicable policies of the comprehensive plan.  
*Goal 1.4 of the Plan states that "Minneapolis will encourage activities that rely on coordinated programming and facilities use with community partners in the volunteer, nonprofit, and private sectors." People Incorporated has collaborated with Hennepin County, the State of Minnesota, the University of Minnesota, and local nonprofit organizations in the development of its programming and purchase of property that will support the needs of the community.*

*Our presence of the program continues to sustain goal 1.10 in supporting community based initiatives that assure safety and crime prevention, as well as goal 1.9 by providing to residents actual and perceived sense of safety and security. Measures that support these goals are described in the response to Finding #1.*

*Huss provides short term housing for residents needing services, goal 4.12, in which Minneapolis states it, will reasonably "accommodate the housing needs of all of its citizens." And, lastly, the location of the facility on the bicycle and bus lines provides the opportunity for staff to benefit from direct access to public transportation, goals 4.20 and 4.21.*

*The need for the services we provide has increased over the past 2 years. We currently have a 5 week wait list. The wait list is a deterrent to people being able to access the services they need. If we were able to add beds, we would be able to serve more clients more quickly.*

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

*As 525.340 states, "The city planning commission shall make each of the following findings before granting a conditional use permit (referencing these six findings for conditional use permits). The responses to the required findings for the conditional use permit are included in this document. This project meets requirements for a conditional use permit.*



Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0002  
 MN Toll Free 1-800-252-1166

**PROPOSED PLANT SCHEDULE**

CODE	QTY	COMMON NAME/LATIN NAME	SIZE	ROOT	REMARKS
A	7	STRAWBERRY LINDEN	2.5" CAL	BAG	STRAIGHT (LADDER AND FULL CROWN)
B	12	GREAT SPRUCE	2.5" CAL	BAG	PLANT 1" TO 1.5" IN MASS OR AS SHOWN
C	11	ANTHONY WATERM GEMMA	2.5" CAL	CONT	PLANT 4" TO 6" IN MASS OR AS SHOWN
D	3	BUFFALO SPIDER	2.5" CAL	CONT	PLANT 1" TO 1.5" IN MASS OR AS SHOWN

NOTE: THE ABOVE LANDSCAPE TOTALS ARE GIVEN AS A CONVENIENCE TO THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING COUNTS WITH LANDSCAPE PLAN.

**SITE DATA**

SITE AREA= 34,535 SF  
 OPEN/LANDSCAPE AREA= 11,959 SF (35%)

REQUIRED LANDSCAPING (BASED ON 20% OF OPEN AREA)  
 OVERSTORY TREES= 14 (REQUIRED)  
 EXISTING TREES= 12 (EXISTING)  
 ADDITIONAL OVER STORY TREES= 2 (PROPOSED)

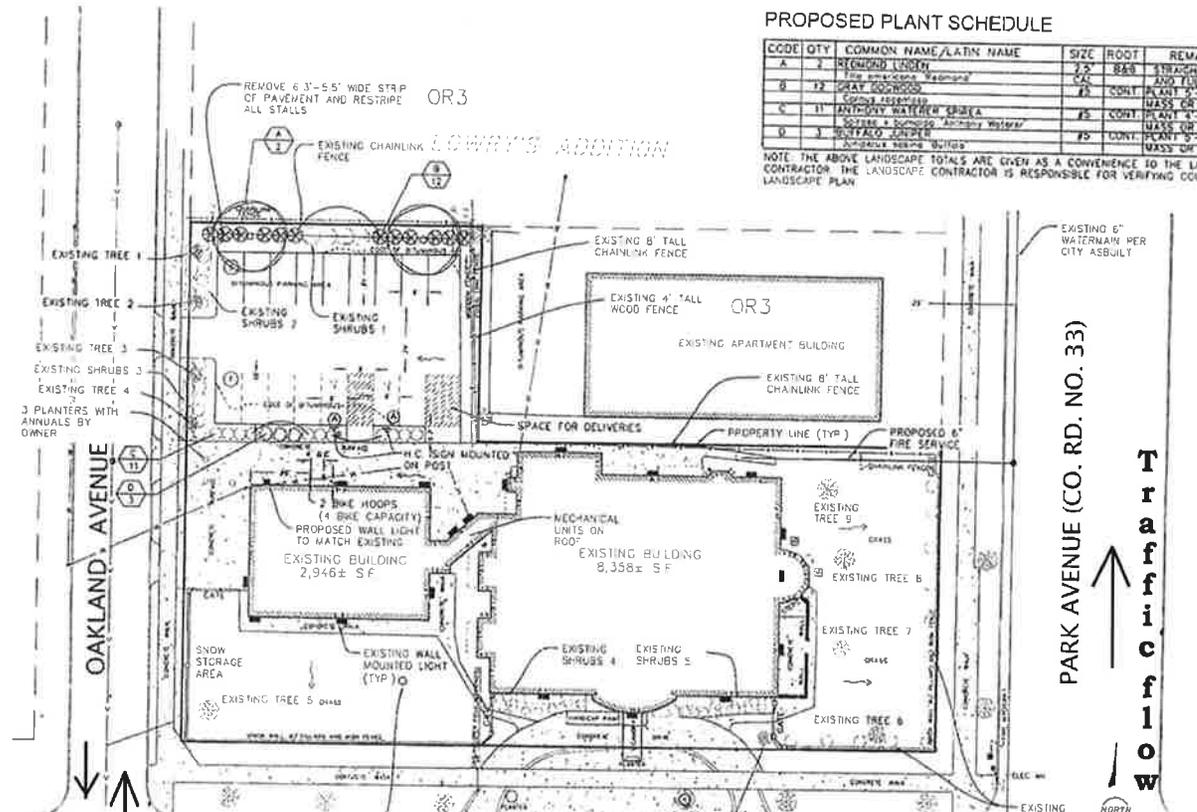
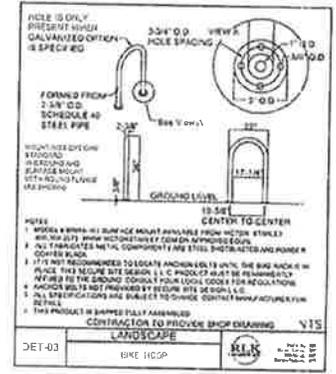
SHRUBS  
 1 SHRUB PER 100 SF OF OPEN AREA= 69 (REQUIRED)  
 EXISTING SHRUBS= 65 (EXISTING)  
 SHRUBS= 26 (PROPOSED)

**PARKING DATA**

PARKING REQUIRED (16 BEDS) CONGREGATE LIVING COMMUNITY RESIDENTIAL FACILITY  
 4 SPACES  
 1 SPACE PER 4 BEDS  
 PARKING PROVIDED= 16 SPACES

**BIKE PARKING**

REQUIRED (1 SPACE/4 BEDS) 4 SPACES  
 PROPOSED 4 SPACES



**Traffic flow** (indicated by arrows pointing towards the building from Oakland Avenue and 22nd Street E.)

**Traffic flow** (indicated by an arrow pointing north along Park Avenue (Co. Rd. No. 33))

**SIGNAGE & STRIPING NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- HANDICAPPED PARKING PROVIDED PER ADA CODE
- CONTRACTOR SHALL PAINT ALL HANDICAPPED STALLS, HANDICAPPED LOGOS AND CROSS HATCH HANDICAPPED LOADING AISLES WITH BLUE PAVEMENT MARKING PAINT, 4" IN WIDTH.
- ALL SIGNS TO BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- H.C. SIGNS TO BE CENTERED ON STALL AND AT A HEIGHT OF 60" FROM GROUND TO BOTTOM OF SIGN
- ALL PARKING LOT STRIPING TO BE WHITE TRAFFIC RATED PAINT



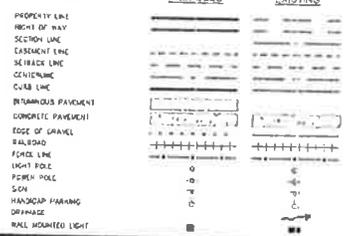
**EXISTING TREE SCHEDULE**

CODE	COMMON NAME	CALIPER	REMARKS	STATUS
1	PEAR APRIC	10"	GOOD CONDITION	REMAIN
2	PEAR APRIC	10"	GOOD CONDITION	REMAIN
3	PEAR APRIC	10"	GOOD CONDITION	REMAIN
4	PEAR APRIC	10"	GOOD CONDITION	REMAIN
5	JAPANESE LIME TREE	12"	GOOD CONDITION	REMAIN
6	SPIDER MAPLE	12"	GOOD CONDITION	REMAIN
7	SUGAR MAPLE	12"	GOOD CONDITION	REMAIN
8	WAXY YUCCA	4"	GOOD CONDITION	REMAIN
9	YUCCA	4"	GOOD CONDITION	REMAIN

**EXISTING SHRUB SCHEDULE**

CODE	QTY	COMMON NAME	HEIGHT	REMARKS	STATUS
1	4	SPIDER	4'	GOOD CONDITION	REMAIN
2	12	SPIDER	4'	GOOD CONDITION	REMAIN
3	10	SPIDER	4'	GOOD CONDITION	REMAIN
4	10	SPIDER	4'	GOOD CONDITION	REMAIN
5	10	SPIDER	4'	GOOD CONDITION	REMAIN
6	12	WAXY YUCCA	4'	GOOD CONDITION	REMAIN

**LEGEND**



NOT FOR CONSTRUCTION

SHEET # 1 OF 2  
 2120 PARK AVENUE  
 MINNEAPOLIS, MINNESOTA  
 PRELIMINARY SITE PLAN  
 4/25/10

PEOPLE INC.  
 19125 LAKE AVENUE  
 DEERHAVEN, MN 55391

REVISIONS

DATE	BY	DESCRIPTION

1. Landscaping plan, with plant notes prepared by R.L.K. Inc. in accordance with the City of Minneapolis Ordinance 15.01.0010. Approved by the City of Minneapolis. Date: 4/25/10. Scale: 1/8" = 1'-0".



RLK INC.  
 1500 W. WASHINGTON AVE.  
 SUITE 100  
 MINNEAPOLIS, MN 55404  
 TEL: 612.338.1111  
 FAX: 612.338.1112  
 WWW.RLKINC.COM





**FIRM GROUND  
A&E, INC.**  
4931 WEST 35TH STREET  
SUITE 200  
ST. LOUIS PARK, MN 55416  
PH 612.919.1835  
WWW.FIRMGROUND.AE.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota.

Thomas P. Nasmoen 20091  
Date License No.



**PEOPLE INCORPORATED  
MENTAL HEALTH SERVICES**  
317 YORK AVENUE  
ST. PAUL, MINNESOTA 55102  
651.774.0011 voice  
651.774.6555 tdy  
651.774.0606 fax

**PROJECT:**  
2120  
PARK AVENUE  
MINNEAPOLIS  
MINNESOTA

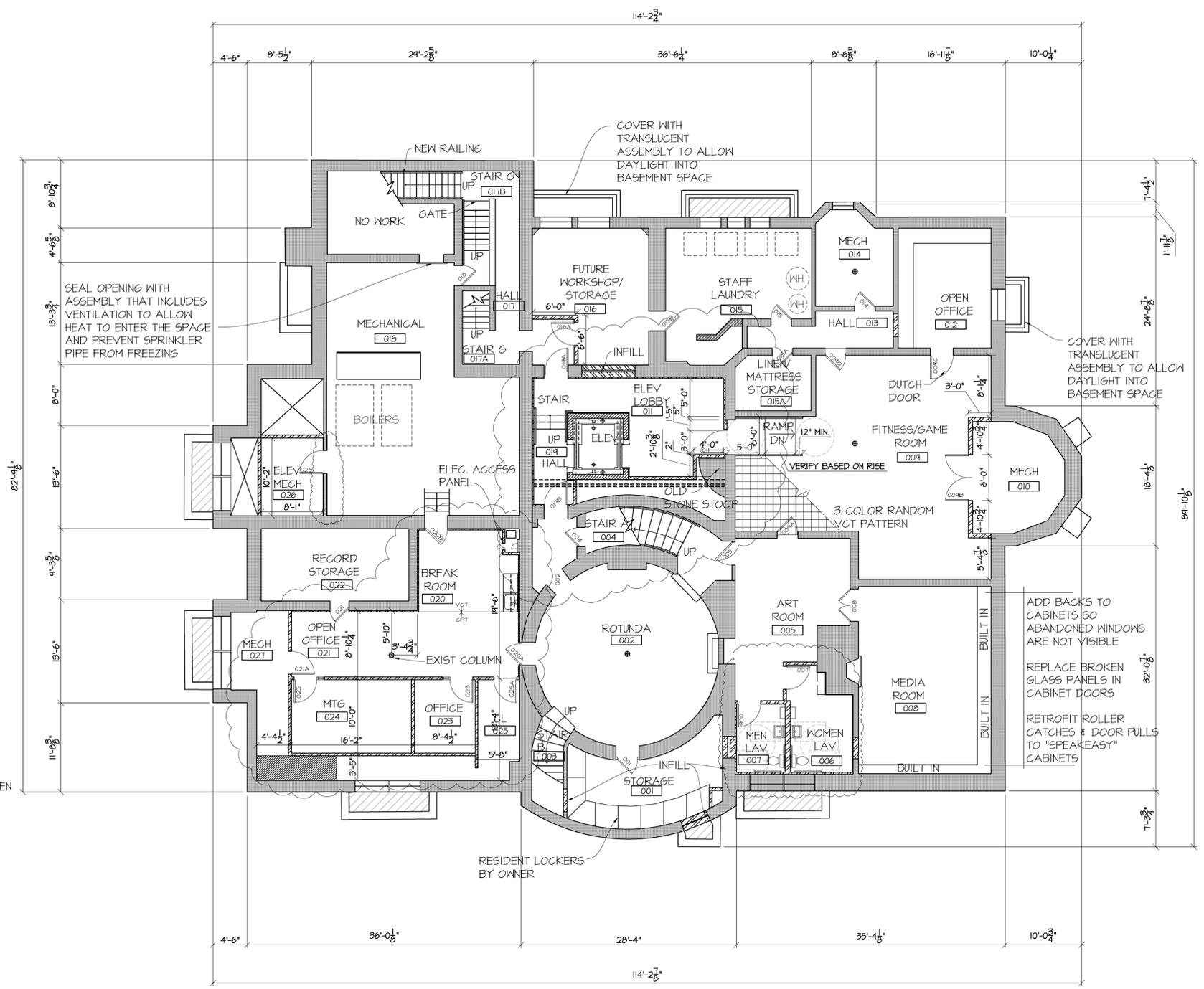
**ISSUE:**  
3-24-10 CONCEPT APPROVAL  
4-26-10 CUP REVIEW  
6-2-10 DESIGN DEVELOPMENT  
6-30-10 CD REVIEW

**REVISION:**  
▲ 09-16-10 UPDATE

PROJECT NO. 09-0043-10  
CAD DWG FILE:  
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**SHEET TITLE:**  
LOWER  
LEVEL  
FLOOR  
PLAN

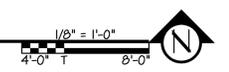
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**GENERAL NOTES BASEMENT LEVEL**

- VAULT DOORS  
DISABLE LOCKING MECHANISMS. ALLOW TO LATCH BUT NOT LOCK IN PLACE. CONFIRM ABILITY TO UNLATCH FROM INSIDE. IF NOT, THEN MUST BE REMOVED.
- TYPICAL WINDOW WELL  
A. REMOVE EXISTING COVER  
B. CLEAN OUT DEBRIS  
C. REPLACE WITH A SLOPED SOLID LOCKING COVER TO KEEP OUT RAIN, DEBRIS AND TRANSIENTS.

**BASEMENT FLOOR PLAN**  
SCALE 1/8" = 1'-0"



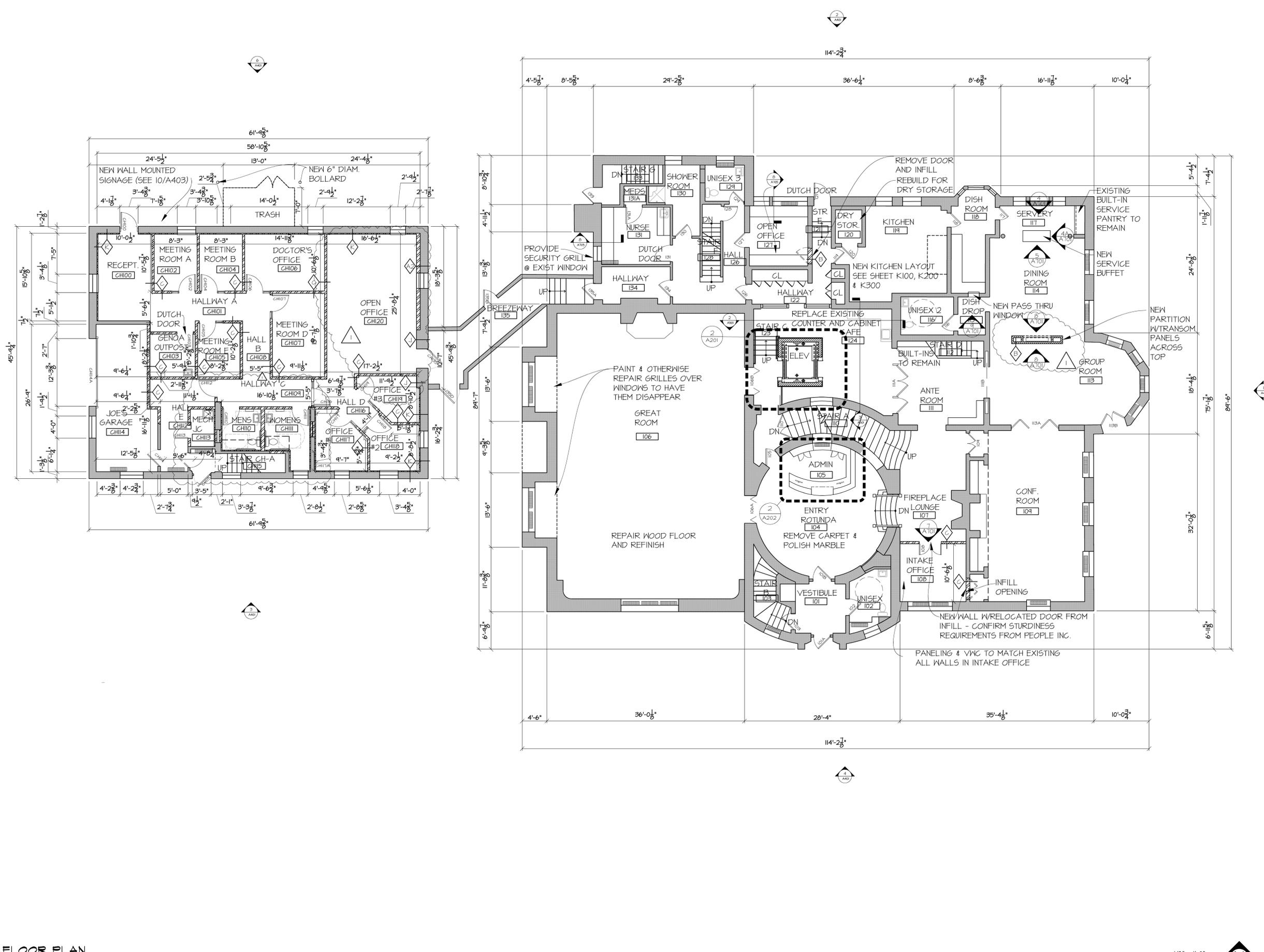
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# FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

9/16/2010 1:47:12 PM



**FIRM GROUND**  
**fg**  
 architects & engineers  
**FIRM GROUND**  
**A&E, INC.**  
 481 WEST 35TH STREET  
 SUITE 200  
 ST. LOUIS PARK, MN 55416  
 PH 612-815-1835  
 WWW.FIRMGROUND.AE.COM

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 Thomas P. Wasmoen 20091  
 Date License No.

**OWNER:**  
**PEOPLE INCORPORATED**  
 MENTAL HEALTH SERVICES  
**PEOPLE INCORPORATED**  
 MENTAL HEALTH SERVICES  
 317 YORK AVENUE  
 ST. PAUL, MINNESOTA 55102  
 651.774.0011 voice  
 651.774.6555 fax  
 651.774.0606 fax

**PROJECT:**  
**2120**  
**PARK AVENUE**  
**MINNEAPOLIS**  
**MINNESOTA**

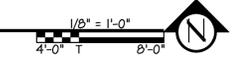
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**REVISION:**  
 1 09-16-10 UPDATE

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**SHEET TITLE:**  
**FIRST**  
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**PLAN**

**SHEET NUMBER:**  
**A101**



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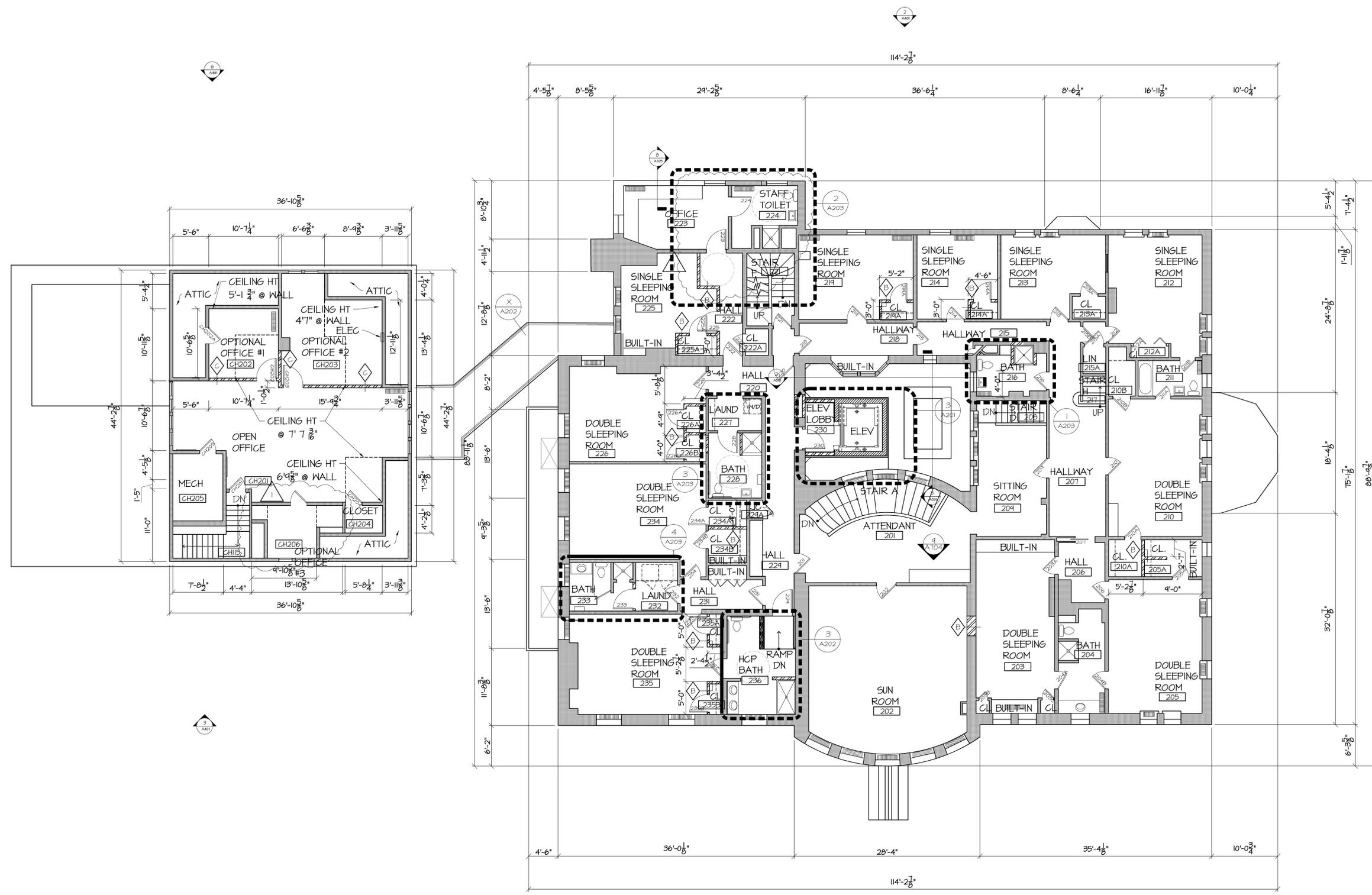
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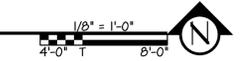
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**SHEET TITLE:**  
**SECOND  
 LEVEL  
 FLOOR  
 PLAN**

**SHEET NUMBER:**  
**A102**



**1 SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



F:\PROJECTS\09-0043-01 PEOPLE INC. TREATMENT CENTER - MCJIL TOMARCAH\CAD\SHEETS\PEOPLE INC.-A102.dwg



**FIRM GROUND**  
architects & engineers

**FIRM GROUND  
A&E, INC.**

481 WEST 35TH STREET  
SUITE 200  
ST. LOUIS PARK, MN 55416  
PH 612-815-1835  
WWW.FIRMGROUND.AE.COM

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MENTAL HEALTH SERVICES

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PARK AVENUE**

**MINNEAPOLIS  
MINNESOTA**

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**REVISION:**

▲ 09-16-10 UPDATE

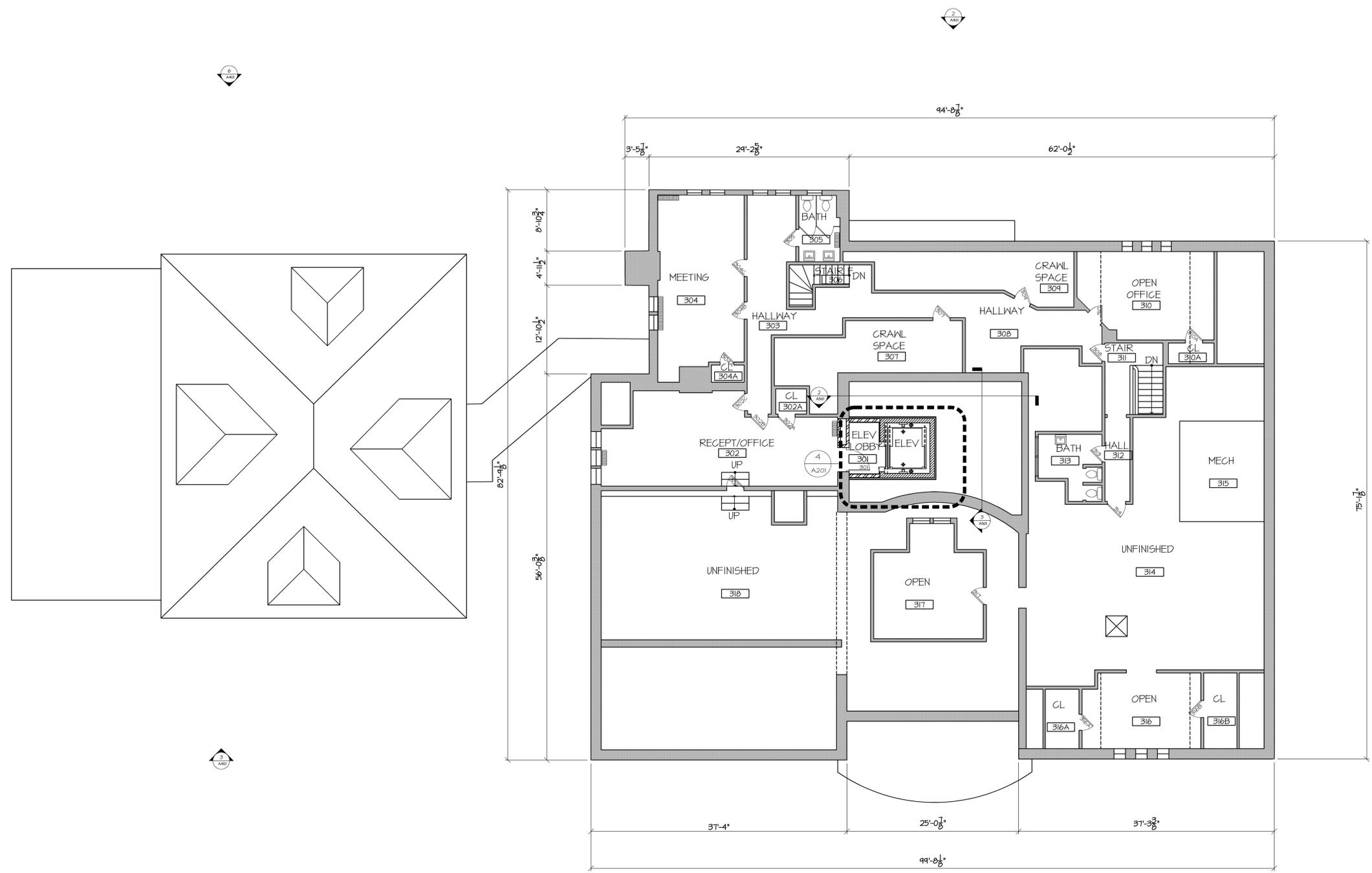
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**SHEET TITLE:**

**THIRD  
LEVEL  
FLOOR  
PLAN**

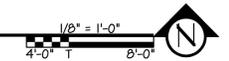
**SHEET NUMBER:**

**A103**

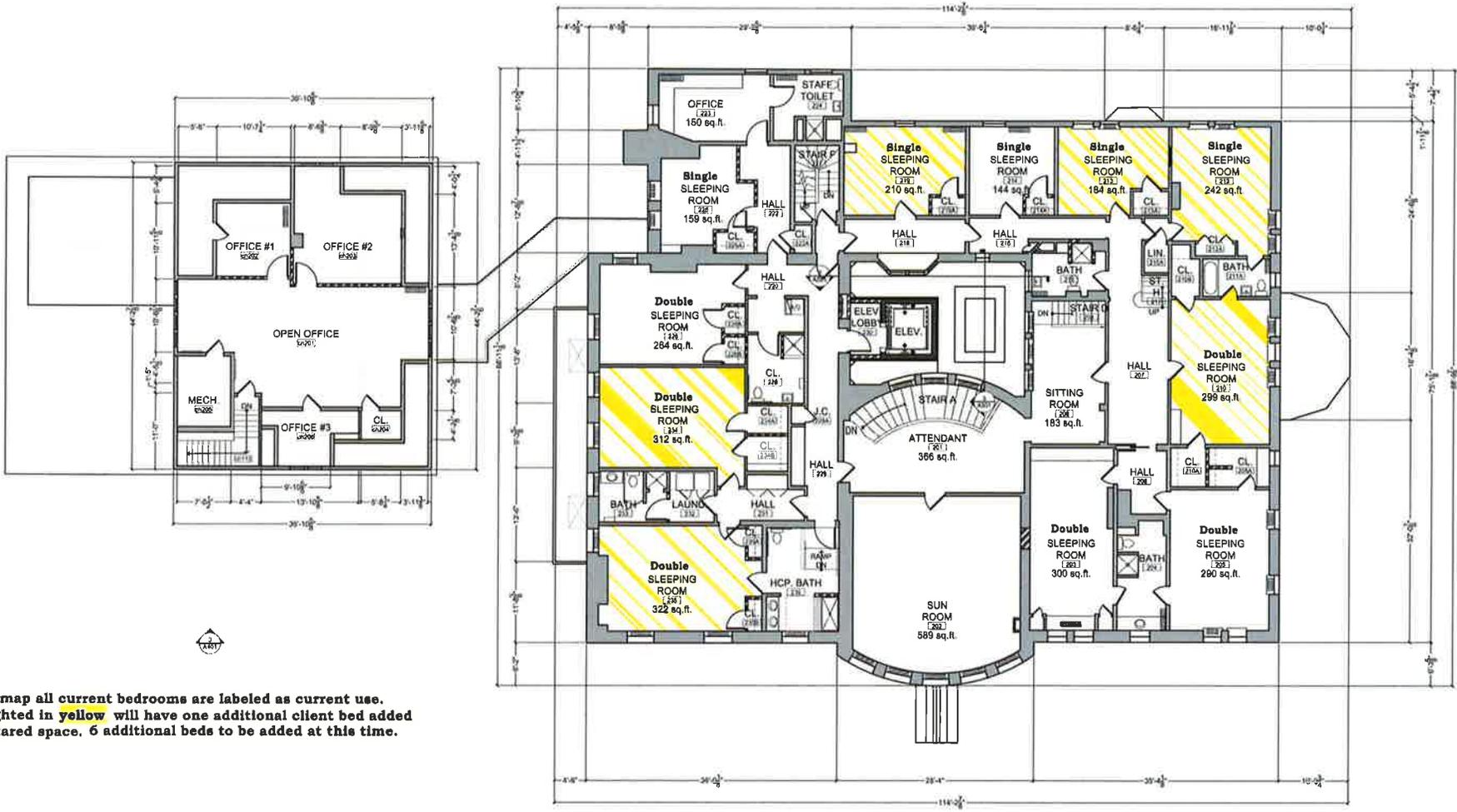


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**1** **THIRD FLOOR PLAN**  
SCALE 1/8" = 1'-0"



9/16/2010 1:41:37 PM



As indicated on the map all current bedrooms are labeled as current use. Rooms highlighted in yellow will have one additional client bed added existing unaltered space. 6 additional beds to be added at this time.



Huss – Southwest View



Huss – Park Ave View



Huss – Front Door View



Huss – Parking Lot View



Huss – Alley View



MENTAL HEALTH SERVICES

March 26, 2014

Dear Council Member Abdi Warsame,

People Incorporated operates a Community Residential Facility at 2120 Park Avenue. The Huss Center for Recovery provides intensive residential treatment services to individuals coping with chemical dependency issues complicated by mental health challenges. We're writing to inform you of our plans to pursue an expansion of the number of individuals we can serve in this residential treatment program from sixteen to twenty-six. The expansion will allow us to better meet demands for these services, and help more individuals to fulfill their desire to turn their lives around.

Full information about People Incorporated and its mission and work can be found on our website at [PeopleIncorporated.org](http://PeopleIncorporated.org). If you have any questions about this expansion, please feel free to contact me via the information below. Thank you for your support of our work.

Sincerely,

M. Tim Burkett, Ph.D., L.P.  
CEO

**CHIEF EXECUTIVE OFFICER**

M. Tim Burkett, Ph.D., L.P.

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Kate O'Reilly  
Walt Parker  
Sandy Robinson  
Patricia Rorke  
Linda Roszak  
Linda Satorius  
John Westrom  
Nancy Wray



March 26, 2014

Dear Residents of Phillips West Neighborhood,

As you know, People Incorporated operates a Community Residential Facility at 2120 Park Avenue. The Huss Center for Recovery provides intensive residential treatment services to individuals coping with chemical dependency issues complicated by mental health challenges. We're writing to inform you of our plans to pursue an expansion of the number of individuals we can serve in this residential treatment program from sixteen to twenty-six. The expansion will allow us to better meet demands for these services, and help more individuals to fulfill their desire to turn their lives around.

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March 26, 2014

Dear Residents of Ventura Village Neighborhood,

As you know, People Incorporated operates a Community Residential Facility at 2120 Park Avenue. The Huss Center for Recovery provides intensive residential treatment services to individuals coping with chemical dependency issues complicated by mental health challenges. We're writing to inform you of our plans to pursue an expansion of the number of individuals we can serve in this residential treatment program from sixteen to twenty-six. The expansion will allow us to better meet demands for these services, and help more individuals to fulfill their desire to turn their lives around.

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