



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #3
April 13, 2015
BZZ-7087

LAND USE APPLICATION SUMMARY

Property Location: 810 7th Street South and 815 6th Street South
Project Name: Mill City High School
Prepared By: [Aaron Hanauer](#), City Planner, (612) 673-2494
Applicant: First Covenant Church, Dan Collision, Senior Pastor
Project Contact: Dan Collision
Request: A new high school.
Required Applications:

Conditional Use Permit	To allow a high school in the B4N/Downtown Neighborhood District.
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SITE DATA

Existing Zoning	B4N/ Downtown Neighborhood District DP/ Downtown Neighborhood Overlay District
Lot Area	92,356 square feet / 2.12 acres
Ward(s)	Within Ward 6, Adjacent to Ward 3 and 7
Neighborhood(s)	Within Elliot Park; adjacent to Downtown East
Designated Future Land Use	Public and Institutional
Land Use Features	Commercial Corridor (Chicago Avenue)
Small Area Plan(s)	Downtown East/North Loop Master Plan (2003)

Date Application Deemed Complete	March 19, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	May 18, 2015	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE.

The project site, which is two parcels, 810 7th Street South and 815 6th Street South, makes up most of the city block bound by 7th Street South, Chicago Avenue, Bud Grant Way, and 6th Street South. There are two other smaller parcels on this square block that front 6th Street South: 601 Chicago Avenue, Hubert's Bar and Restaurant, and 827 6th Street South, which is a surface parking lot for Hubert's.

The three buildings of the First Covenant Church complex front 7th Street South. The original church building, which was originally known as the Swedish Tabernacle, was built in 1874. In 1936, the three-story brick education wing was built to the east of the church and provided education programs on nights and weekends until the 1990s. In 1965, a three-story glass connecting link between the church and the educational wing was completed. Combined, the applicant estimates that buildings have 77,000 square feet of floor area.

The two parcels of First Covenant contain 196 surface parking spaces; 81 spaces on the 810 7th Street South lot and 114 spaces on the 815 6th Street South lot. The parking lot at 815 6th Street South is primarily a commercial parking lot that was completed before the Downtown Parking Overlay District was established and prohibited commercial parking lots. On weekends, both parking lots are used for the First Covenant congregation off-street parking.

Today, First Covenant is a mix of uses: an active congregation, seasonal overnight homeless shelter (in collaboration with Hennepin County and the Salvation Army), office space for the National Association of Minority Contractors Resource Center, and an early childhood learning center (Metrokids Early Childhood Center).

SURROUNDING PROPERTIES AND NEIGHBORHOOD.

The project site is in-between the new Minnesota Sports Facilities Authority (MSFA) Stadium to the north and the Hennepin County Medical Center (HCMC) campus to the south and west; the Hennepin County Energy Center is just to the east. 6th Street South is a one-way eastbound street with a dedicated bike lane and 7th Street is a one-way westbound street. Bus stops are located on the east side of Bud Grant Way and the south side of 6th Street South. The Downtown East Station and Platform for the Blue and Green line Light Rail is located two blocks to the north.

PROJECT DESCRIPTION.

First Covenant Church is proposing to renovate the first level of the education wing for use by Mill City Charter High School which is anticipated to open in the fall 2015. The anticipated enrollment for the first year is 80-100 students, 9th and 10th grades only. Entrances to the school include an entrance on 7th Street South and an entrance from the rear of the building. The school use would be approximately 8,940 square feet in floor area (including gymnasium) and include six classrooms, a multi-use room, and offices.

No exterior building changes are proposed. Interior building renovation changes include: adding an accessible ramp to the first floor education wing, creating accessible restrooms, student meeting areas, and a reception area, as well as installing improved interior signage.

Site improvements include replanting the landscaping areas along the perimeter of the project site, replacing the wood fencing with a decorative-metal fence, and the installation of bike racks that will accommodate a total of 24 bikes.

A school is a conditional use in the B4N District and therefore requires a conditional use permit. Since the parking lot at 815 6th Street South is owned by First Covenant and used as an accessory parking for the worship space, it is subject to review.

It was recently announced that First Covenant, in partnership with Community Housing Development Corporation, has preliminary plans for a new workforce/affordable housing project on the 815 6th Street South site. However, this project is in its infancy and independent of the proposed high school.

RELATED APPROVALS.

First Covenant Church is aware of the December 10, 2015 expiration date of their interim use permit for the overnight shelter (BZZ-5297) and has intentions of applying for an extension of the interim use permit to continue the overnight shelter at this location.

Planning Case #	Application	Description	Action
BZZ-1471 (2003)	Variance	A variance to eliminate the required landscaping at the base of a freestanding sign.	Approved.
BZZ-5037 (2010)	Interim use permit	Interim use permit for an overnight shelter accessory to a religious institution place of assembly.	Approved with condition that the interim use shall expire no later than May 15, 2011.
BZZ-5297 (2011)	Interim use permit	Interim use permit for an overnight shelter accessory to a religious institution place of assembly.	Approved with condition that the interim use shall expire no later than December 10, 2015.

PUBLIC COMMENTS. Prior to the publication of this report, CPED received one letter. The Elliot Park Neighborhood wrote a letter of support. Any correspondence received after the publication of the report and prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a school, K-12 in the B4N District based on the following [findings](#):

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

The school will not be detrimental to or endanger the public health, safety, comfort or general welfare. The applicant will reestablish the historic use of the educational wing, which provided youth

education from 1936 until the 1990s. The reestablishment of a school at this site will bring an additional active use back to the site which will contribute positively to the public health, safety, comfort and general welfare. The regular presence of students, parents, teachers and school administrators should serve to increase the safety of the site and surrounding area.

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 operation of a school will not be injurious to the use and enjoyment of neighboring properties or impede the normal and orderly development of the surrounding area. This property is located in a fully developed area with a variety of uses. The addition of a school will further enhance the mix of uses in Downtown Minneapolis. There are no proposed exterior building modifications; however, neighboring properties will be positively impacted by site improvements to the parking area including increased landscaping and decorative fencing.

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

The site is served by existing and adequate utilities and access roads. This project will not require PDR due to the limited scope of site improvements (i.e. replanting and screening existing landscaped areas).

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

Even though there is not an off-street parking requirement for an institutional and public use like a K-12 school in the B4N zoning district, adequate measures have been taken to minimize traffic congestion in the public streets. The applicant is looking to dedicate approximately 20 parking stalls for staff and students in the initial year(s). The applicant states that the amount of dedicated off-street parking for the school may be increased if the school grows. There will be bike parking for 24 bikes (there is currently bike parking for six bikes and the applicant is proposing to install bike racks that will accommodate 18 additional bikes); this will exceed the minimum bike parking requirement for a six-classroom school (parking for 18 bikes is required). As a condition of approval, not less than 50 percent of the required bicycle parking shall meet the standards for short term bicycle parking (541.180 (b) (1)). There will be no school buses associated with the school; all students traveling by mass transit (bus or light rail) will be a part of the Metro Transit student program if they request to do so.

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

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

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

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

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Public Services Policy 5.2: Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city.

- 5.2.1 Work with institutions to ensure that school facilities are safe, accessible, and functionally appropriate for a diverse array of educational programs.
- 5.2.2 Encourage new educational institutions to locate in existing school buildings, or at sites that take advantage of proximity to transit such as neighborhood commercial nodes or commercial and community corridors.

Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.

- 8.7.1 Protect historic resources from demolition and explore alternatives to demolition.

Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.

The development would also be consistent with the Downtown East North Loop Master Plan (2003). The intention of this master plan is to develop a vision and strategy for how new growth should occur in the underdeveloped districts of Downtown Minneapolis. Even though this project does not involve new construction, allowing the Mill City High School to operate within the First Covenant Church building will help support a couple of the master plan’s goals. The master plan identified the First Covenant Church building as a historic building eligible for designation. The proposed project would help with maintaining the building by adding an additional active use. In addition, adding a high school at this location will help create a complete community in Downtown Minneapolis, which is one of the plan’s key goals.

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

The conditional use in all other respects will conform to the applicable regulations of the B4N/Downtown Neighborhood District and the DP/Downtown Parking Overlay district in which the project site is located. There are no minimum lot area or lot width requirements for an institutional and public use in the B4N District (Table 549-2) and the applicant is not looking to expand the commercial parking lot at 615 6th Street South (551.750).

Parking Area Design and Maintenance (Chapter 530) When reviewing conditional use permit applications, staff also reviews parking lots for compliance with the applicable parking and loading design and maintenance requirements in Chapter 530, Site Plan Review. The perimeter of the parking area has an approximately three-foot wide landscaped yard and a two-foot high wood

fence. The landscaped yards along Chicago Avenue, 7th Street and Bud Grant Way have deciduous shrubs; the landscaped yard along 6th Street South has a few shrubs, turf grass and area where there is no vegetation. There are mature trees within triangular-shaped tree islands along 6th Street South and Chicago Avenue. There is no landscaping within the internal portion of the lot. As a condition of approval, the two-foot high wood fence in the landscaped yard along the perimeter of the surface parking area for both 810 7th Street South and 615 6th Street South shall be replaced with a decorative metal fence ranging in height from three to six feet. In addition, the landscaped yards along the perimeter of the surface parking area for both parcels shall have plantings (a combination of existing and new) that form a screen that is three feet in height and not less than 60 percent opaque, and all landscaped areas shall be in compliance with ground cover requirements outlined in section 530.180.

Regulations of General Applicability (Chapter 535) First Covenant currently has refuse and recycling storage that is screened by a chain link fence structure with red slats. If the school is approved, they would likely use this area for recycling and waste. Per Section 535.80, a chain link fence with slats is not considered a compatible material with a brick principal structure. As a condition of approval, the existing refuse and recycling screening shall be in compliance with Section 535.80 and have an exterior material compatible with the principal building.

No signage is proposed at this time. If signs are proposed for the high school, the signs will have to be in compliance with the requirements outlined in Chapter 543.

Specific Development Standards (Chapter 536) Mill City High School will be in compliance with the specific development standards for a school, grades K-12 outlined in Chapter 536 of the zoning code. The charter school includes a regular course of study accredited by the State of Minnesota and there will be an appropriate transition area between the facility and the adjacent property to the east with landscaping, screening and other site improvements consistent with the character of the neighborhood.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the conditional use permit for a school, K-12 in the B4N/Downtown Neighborhood District and the DP/Downtown Parking Overlay District by First Covenant Church for the properties located at 810 7th Street South and 615 6th Street South:

A. Conditional Use Permit to allow a high school in the B4N/Downtown Neighborhood District.

Recommended motion: Approve, subject to the following condition:

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. Bike racks that accommodates 24 bicycles. Not less than 50 percent of the required bicycle parking shall meet the standards for short term bicycle parking (541.180 (b) (1)).
3. The two-foot high wood fence in the landscaped yard along the perimeter of the surface parking area for both 810 7th Street South and 615 6th Street South shall be replaced with a

- decorative metal fence ranging in height from three to six feet. In addition, the landscaped yards along the perimeter of the surface parking area for both parcels shall have plantings (a combination of existing and new) that form a screen that is three feet in height and not less than 60 percent opaque. All landscaped areas shall be in compliance with ground cover requirements outlined in section 530.180.
4. The existing screening of the refuse and recycling shall be replaced with screening that is in compliance with Section 535.80 and have an exterior material compatible with the principal building.
 5. All site improvements shall be completed by April 13, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description, findings submitted by applicant, and school description
2. Zoning map
3. Site/landscape plan
4. Building Floor Plans: 1st floor education wing redesign for Mill City High School and all floors.
5. Oblique aerials
6. Photos
7. Correspondence

Conditional Use Permit Information

Mill City High School

Within

First Covenant Church

810 South 7th Street

Minneapolis, MN 55415

The First Covenant Church is a 3-level building built in the 1880s, with major expansions in 1936 (educational wing) and 1965 (connecting link). It is the intent of First Covenant to renovate a small portion of the first level of the educational wing for use by Mill City High School for the Fall 2015 school year. Mill City High School is a new charter school. The student population will be grades 9 & 10 for this fall. Anticipated enrollment will be 80 to 100 students.

Project Rationale – Conditional Use Permit: High School within a B4N zoning district

- 1) This downtown, heavily urban site has always been an active facility, serving the downtown core for worship, education, preschool, and underserved business entities (NAMC, for example). The project will be a small interior renovation, with no expansion or exterior changes to the building. Interior renovations being proposed include:
 - Accessible ramp to the first floor education wing.
 - Accessible restroom area
 - Creation of several larger student meeting areas that correspond to the educational pedagogies of the Mill City program.
 - Prominent reception area for welcoming and for security.
 - Improved interior signage.
- 2) The school use will add a vibrant high school educational presence into the downtown area. This will better serve the neighborhood. It will not impede the adjacent properties.
- 3) The building and site has adequate utilities and other infrastructure to serve the school. Public transportation for students and staff is available due to its prominent location. Existing church parking can accommodate the occasional visitor.
- 4) This is a downtown location with excellent public transportation and access. Local traffic, and traffic associated with the City buses and parent drop off can occur on the south and west sides of the property for safety and efficiency.
- 5) The school use is consistent with the City of Minneapolis comprehensive plan, which is encouraging downtown schools.
- 6) The school use will conform to the regulations of the area it is located.



Mill City High School (www.millcityhigh.org) is a public charter school, opening in Fall 2015. Its distinctive program takes the high-performing classical education model used by outstanding Minnesota charter schools (e.g., Eagle Ridge Academy, St. Croix Preparatory Academy, and Nova Classical Academy) and expands it to a Global Classical model, embracing the great traditions of world culture—highly appropriate for a diverse, urban, student body.

Mill City also uses Mastery Learning (meeting students at all levels of achievement), Integrative Learning (making learning more relevant and meaningful), and Complexity Studies (helping students understand a complex world and learn how to make it better).

Mill City offers both outstanding academics (learning program) and an inclusive and supportive school culture (learning environment). Diversity is a core value at Mill City, supported by our Global Classical curriculum, by the cooperative learning and peer mentoring that students experience daily through Mastery Learning, and by our Complexity Studies program, in which students learn that diverse systems are more healthy, resilient, and sustainable.

By locating at 810 S. 7th St. in downtown Minneapolis, Mill City will be easily accessible to students from a variety of local communities (e.g. African American, East African immigrant, Latino, Native American, and Asian American). This is important, because many of these populations experience extremely high achievement gaps and low graduation rates within the Minneapolis Public Schools system. Mill City will provide a high quality, free public option to such students. It will also provide them with free Metro Transit passes, so they can reach Mill City easily by bus and/or light rail.

Mill City will also be accessible to students from across the metro area, including student activists (attracted by our Complexity Studies and service learning programs) and students from the LGBTQ community (for whom Mill City will provide an extremely welcoming, respectful, and supportive learning environment). Students from across the metro will find Mill City easy to reach by highway as well as by bus and light rail.

While 810 S. 7th St. offers an ideal location for Mill City, the opportunity to collaborate with First Covenant Church and to use its extensive and outstanding facilities offers much more. Besides First Covenant's large educational wing, Mill City will also have access to its sanctuary, which offers a first class performance venue. Mill City and First Covenant will also collaborate on the Mill City After Hours program, making the facility available to the wider community as an arts and culture resource. Mill City After Hours will feature a coffee house, art gallery, performance venues, and classrooms for learning circles and community education.

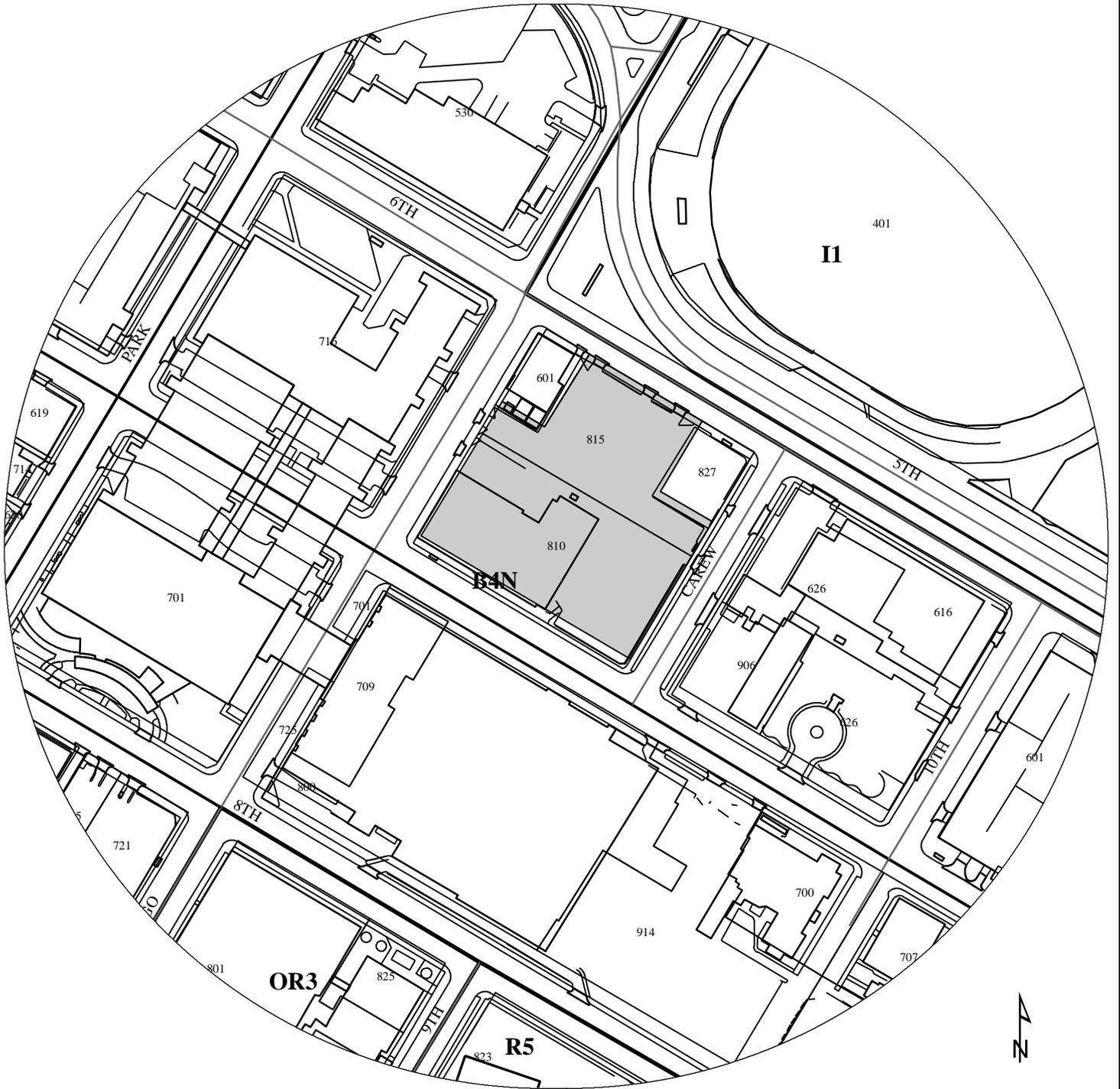
Mill City and its students will also benefit from the array of opportunities in the downtown area. Local organizations will be resources for mentoring, internships, and training programs of various kinds. In turn, Mill City will be able to serve the downtown community, in a variety of ways, through its strong service-learning program.

First Covenant Church/Dan Collision, Senior Pastor

6th

NAME OF APPLICANT

WARD



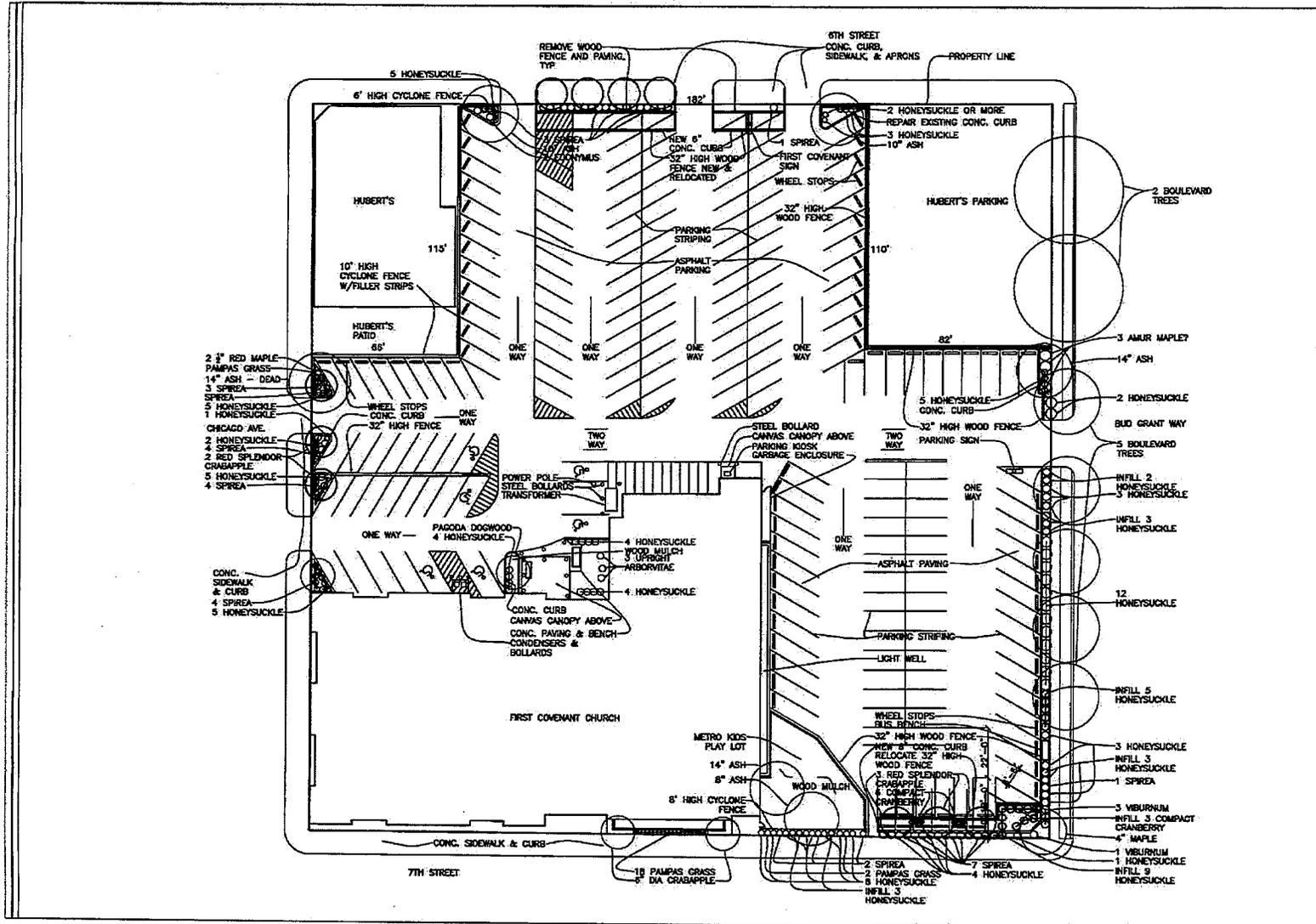
PROPERTY ADDRESS

810 7th Street South and

FILE NUMBER

BZZ-7087

All NEW!



MCHS/FCC PLAN
FIRST
COVENANT
CHURCH
FIT PLAN

810 SOUTH 7TH STREET
 MINNEAPOLIS, MN 55415

Mark Date Description

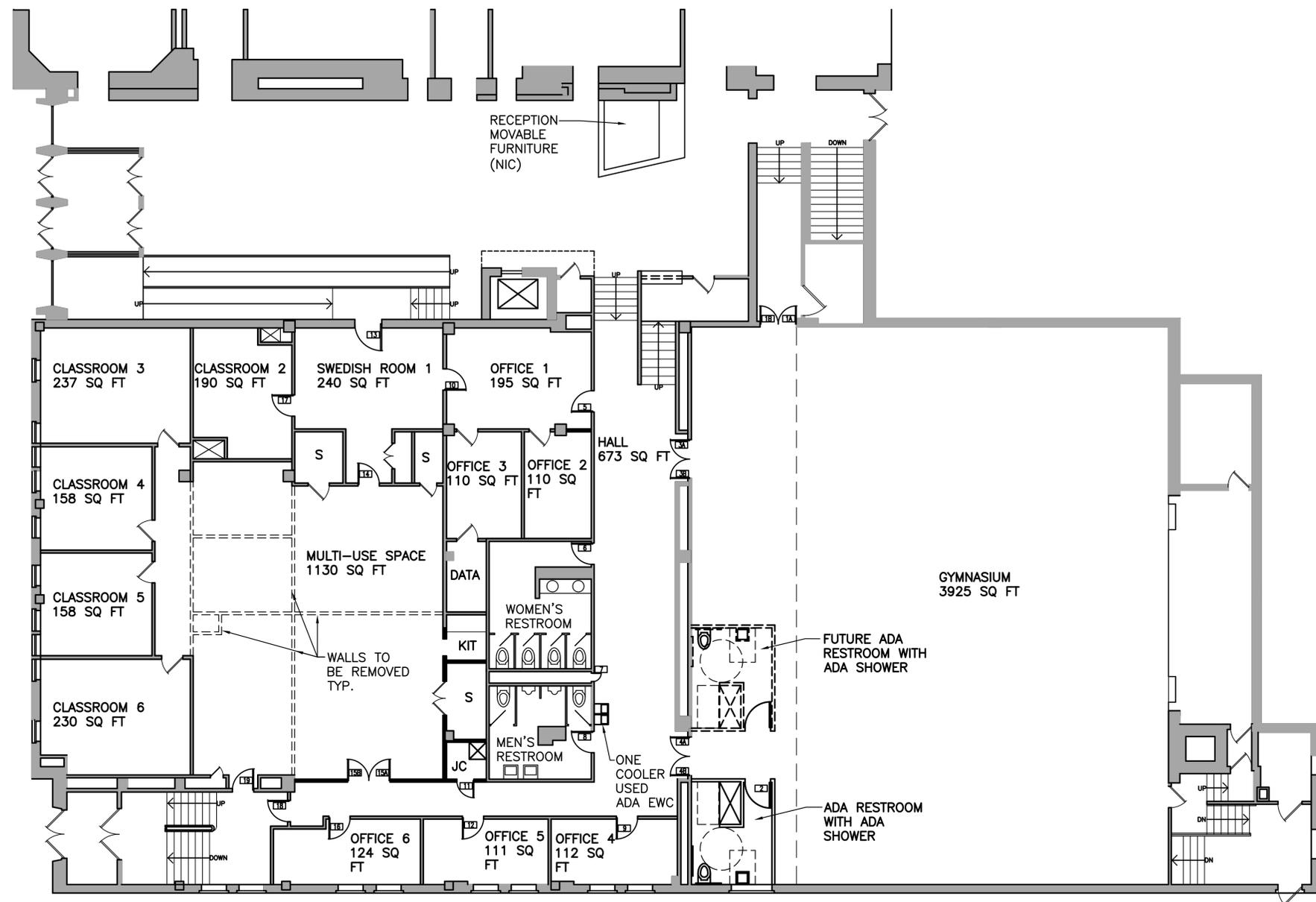
DATE:	FCC 1801
DATE:	MARCH 11, 2019
SCALE:	
CLIENT:	

SITE AND
LANDSCAPING

MINNEAPOLIS, MN 55415

FULL SET OF BUILDING PLANS

Proposed school: 1st floor plan of educational wing



miller dunwiddie
ARCHITECTURE

123 North Third Street Suite 104
Minneapolis MN 55401-1657
www.millerdunwiddie.com
p 612-337-0000 f 612-337-0031

NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature _____
Name _____
Date _____ License # _____

PROJECT:

**MCHS/FCC PLAN
FIRST COVENANT CHURCH
FIT PLAN**

810 SOUTH 7TH STREET
MINNEAPOLIS, MN 55415

REVISED:
Mark Date Description

COMM. NO.: FCC 1501

DATE: FEBRUARY 17, 2015

DRAWN: BAC

CHECKED: PGM

© 2014 Miller Dunwiddie Architecture, Inc.

DRAWING TITLE:

FIRST LEVEL

DRAWING NUMBER:

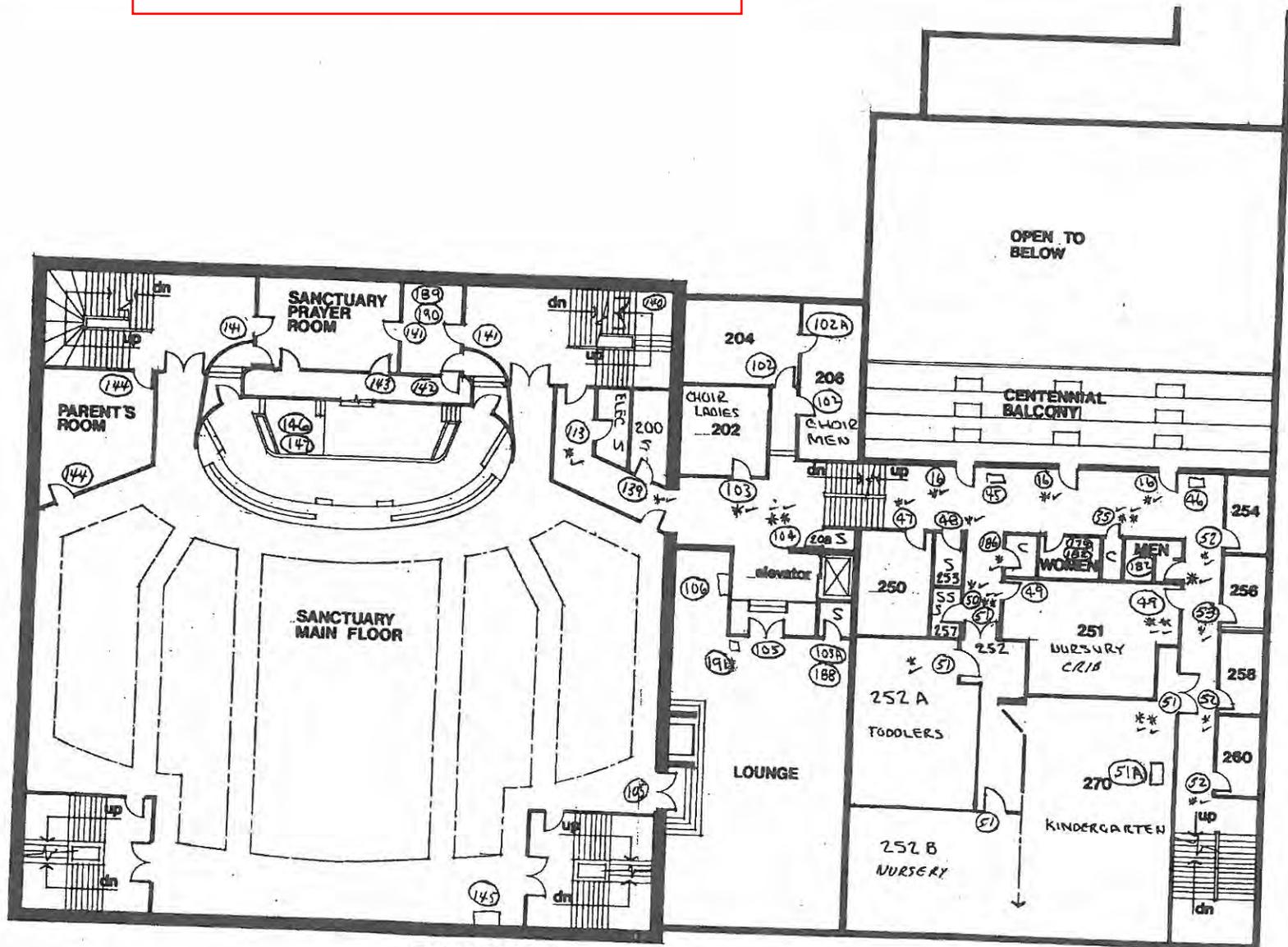
A100

5C FIRST LEVEL
A100 1/8"=1'

OPENING NUMBER	TYPE	DOOR SIZE (WxH)	FRAME	SCHW. GROUP	FINC. FINISH	REMARKS
FIRST FLOOR						
1A	EX	2'-1 1/2" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
1B	EX	2'-1 1/2" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
2	IM	3'-0" x 7'-0" ± 1 3/4" (F)	---	IM	---	---
2A	EX	2'-3 1/4" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
2B	EX	2'-3 1/4" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
4A	EX	2'-3 1/4" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
4B	EX	2'-3 1/4" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
5	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
6	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
7	EX	1'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
8	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
9	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
10	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
11	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
12	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
13	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
14	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
15A	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
15B	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. DOUBLE DOOR FRAME
16	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
17	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
18	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
19	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
LOWER LEVEL FLOOR						
20	EX	2'-0" x 7'-0" ± 1 3/4" (F)	---	EX	---	20 MIN. ---
21	IM	2'-0" x 7'-0" ± 1 3/4" (F)	---	IM	---	---

2nd floor

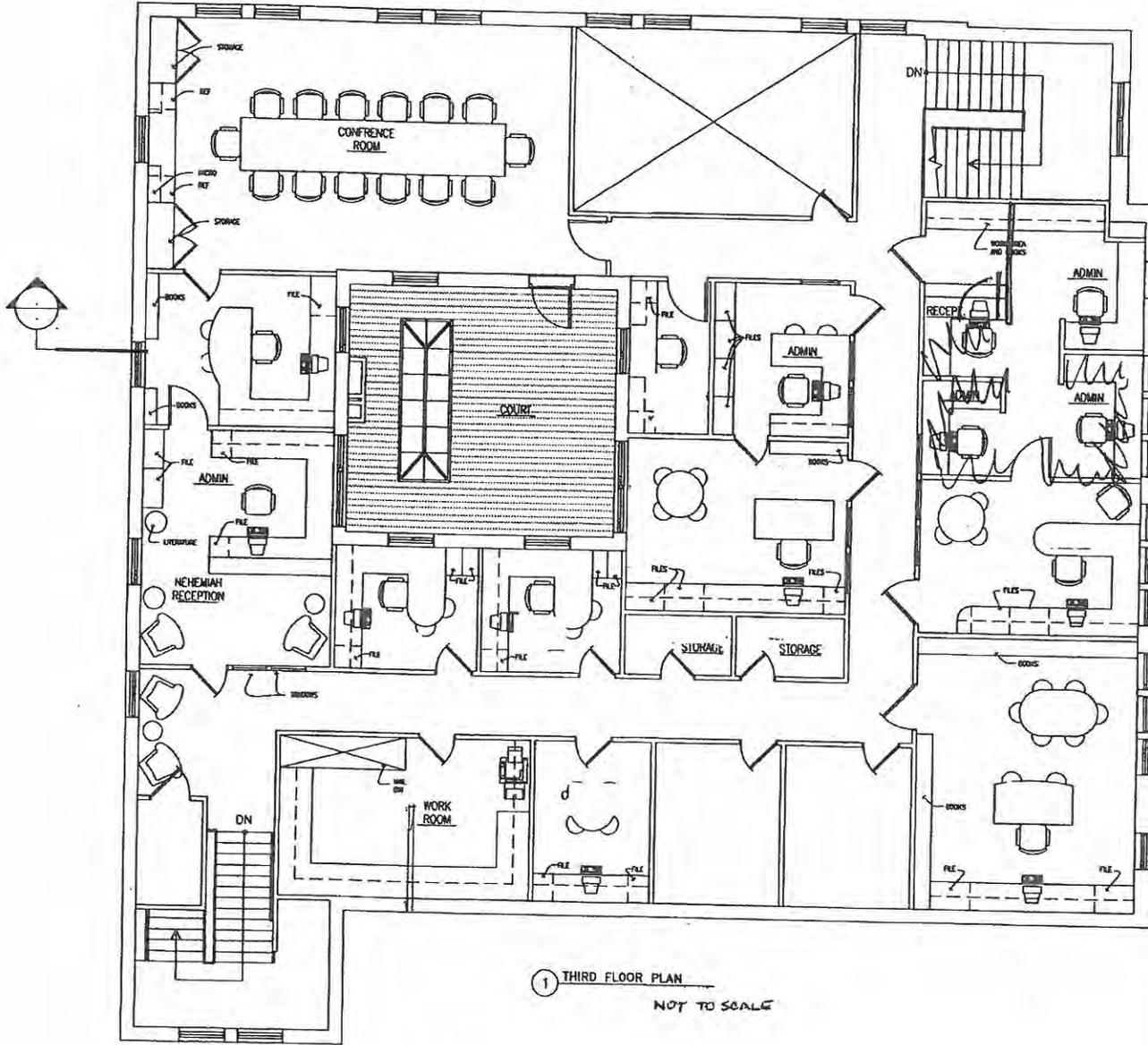
CHICAGO AVENUE



7TH STREET

SECOND FLOOR

3rd floor



1 THIRD FLOOR PLAN
NOT TO SCALE

Mon May 24 16:28:38 1999

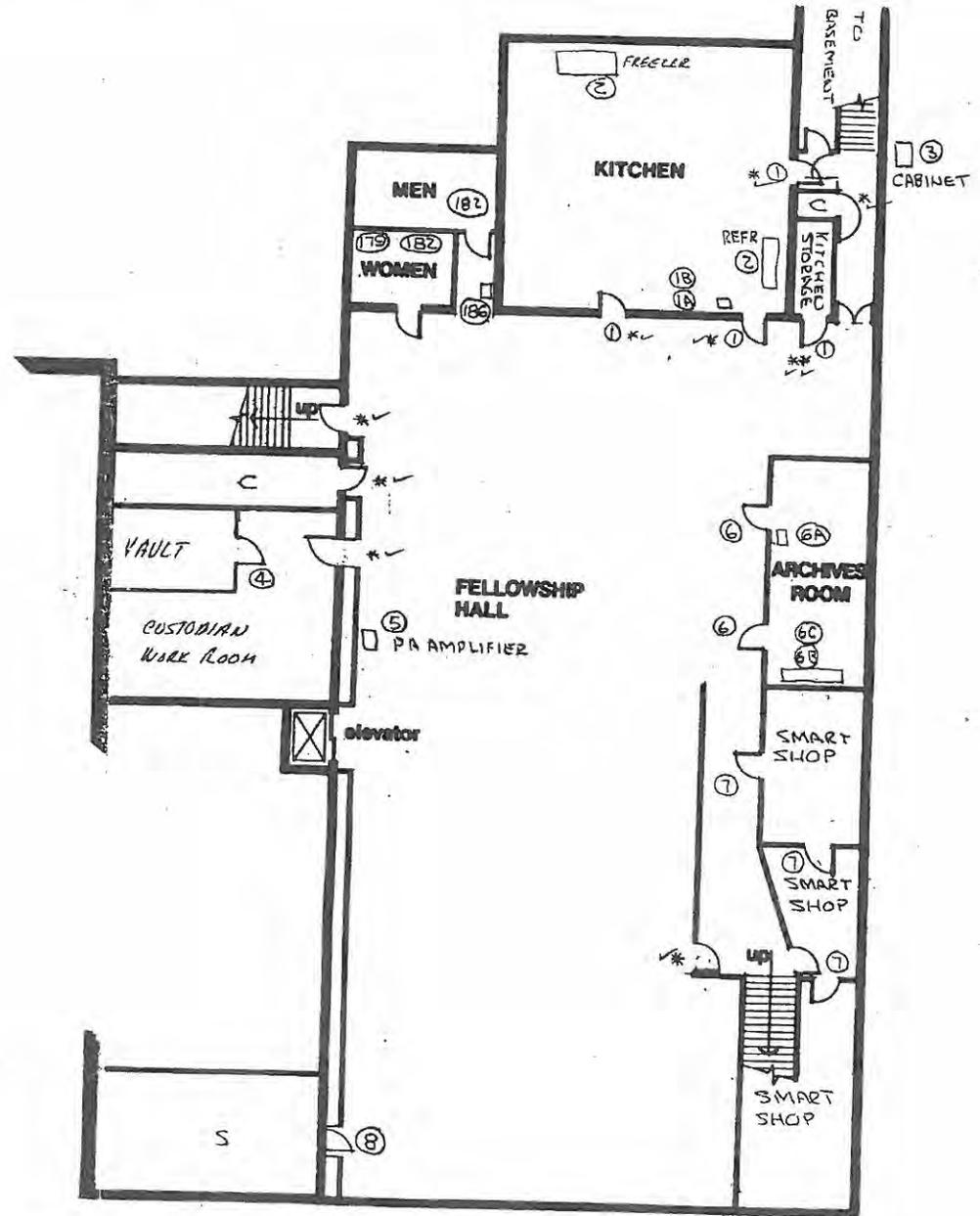
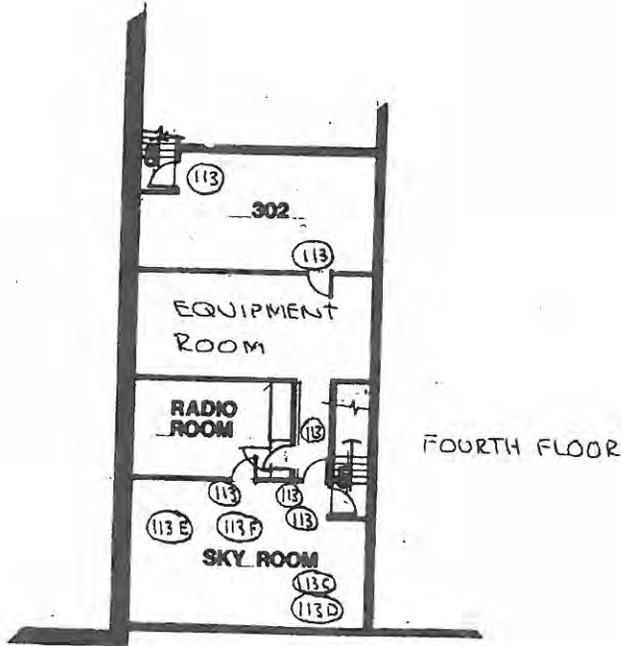
NEHEMIAH CENTER	
PLANS CUSTOM CREATED FOR...	
DESIGNER: M/A/PETERSON DESIGNBUILD, INC.	DATE: 04/24/98
DRAWN BY: J. WOOD	
PROJECT: NEHEMIAH CENTER	
ADDRESS: 5100 EAST WYOMING • SUITE 400 • IRVING, TX 75038 • PHONE: (972) 412-4444 • FAX: (972) 412-4444	
SHEET 1	

4th floor

basement

- * TO BE BLOCKED OFF DOWN RS
- ** REPLACE W/SCHLAGE LOCK DOWN RS
- 825-6422 D.J.
- 533-2277 R.S.

LATEST
~~10/30/85~~
~~10/8/86~~
 5/20/87



1st Covenant

To see all the details that are visible on the screen, use the "Print" link next to the map.



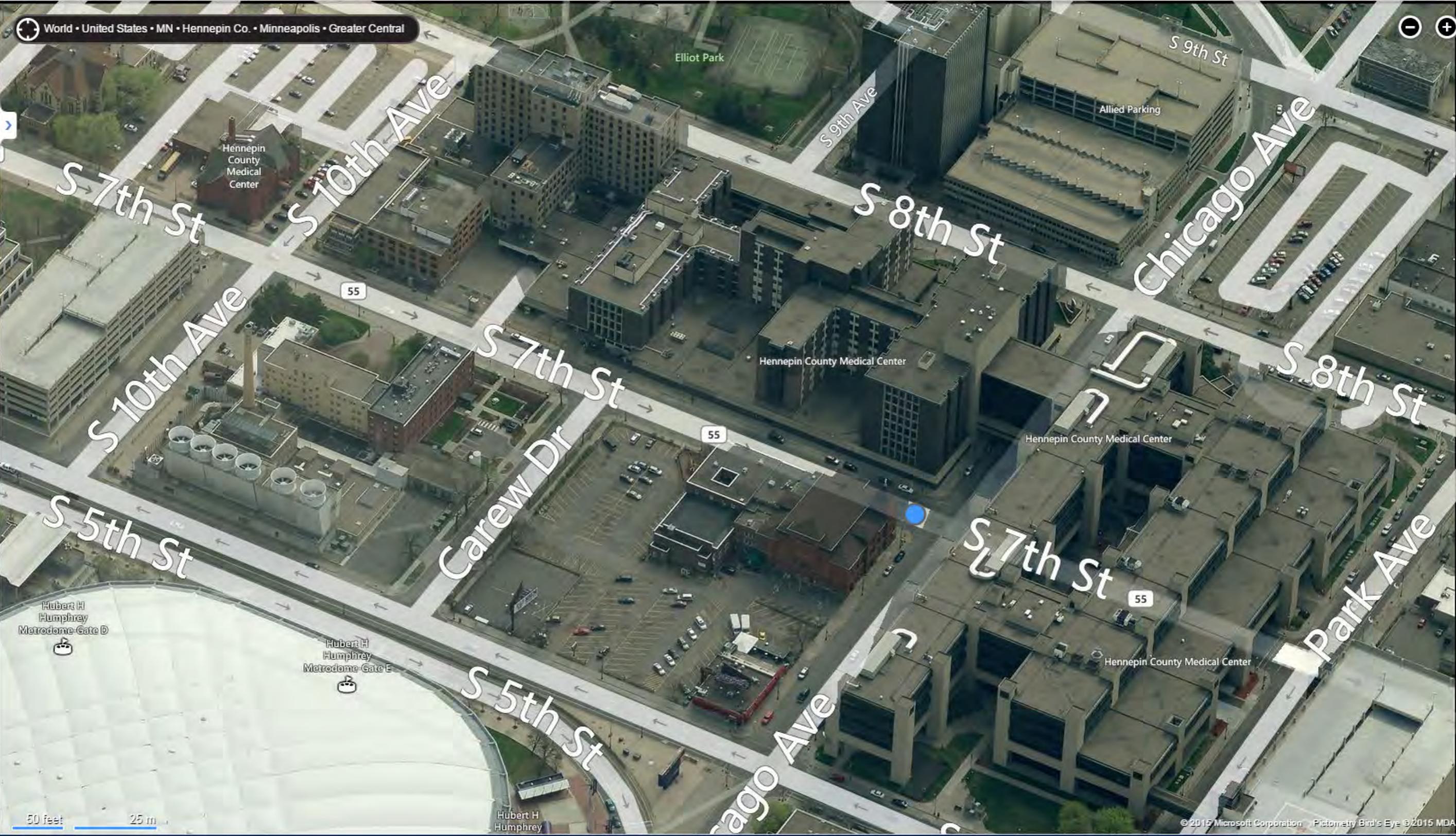


Hennepin County Medical Center

55

55

shows perimeter of First
Covenant surface parking area



Hennepin County Medical Center

Elliot Park

Allied Parking

Hennepin County Medical Center

Hennepin County Medical Center

Hennepin County Medical Center

Hubert H. Humphrey

S 7th St

S 10th Ave

S 9th Ave

S 8th St

Chicago Ave

S 9th St

S 7th St

S 8th St

S 10th Ave

55

55

55

S 5th St

Carew Dr

S 7th St

Park Ave

Hubert H. Humphrey Metrodome - Gate D

Hubert H. Humphrey Metrodome - Gate E

S 5th St

Chicago Ave

view from Chicago Avenue



view from near 6th Street South looking south



view from Bud Grant Way



entrance to the school via the parking lot



Existing refuse and storage





March 25, 2015

Pastor Dan Collison
First Covenant Church
810 South 7th Street
Minneapolis, MN 55415

Dear Dan:

Our community is enthusiastic about plans to locate the new Mill City High School on your church property in the Elliot Park Neighborhood. The concept as presented, by both you and Start-Up Director John Miller, was well received and exciting. We look forward to the development of a new education facility in the neighborhood and to seeing the students that will be enrolling there.

This is a welcome addition to the neighborhood and the community confirmed their support for this endeavor at the Building, Land Use & Housing (BLUH) meeting in January with the following motion: ***Motion to support the formation of a charter high school located in the First Covenant Church property.***

I would like to extend our very best wishes to First Covenant Church and Mill City High School as you move forward together on plans to open this new facility in Fall, 2015.

Very Sincerely,

Lynn Regnier
Executive Director

We have relocated to 609 South 10th Street, Suite 170



719 10th Street South
Minneapolis, MN 55404
612-335-5846
www.elliotpark.org