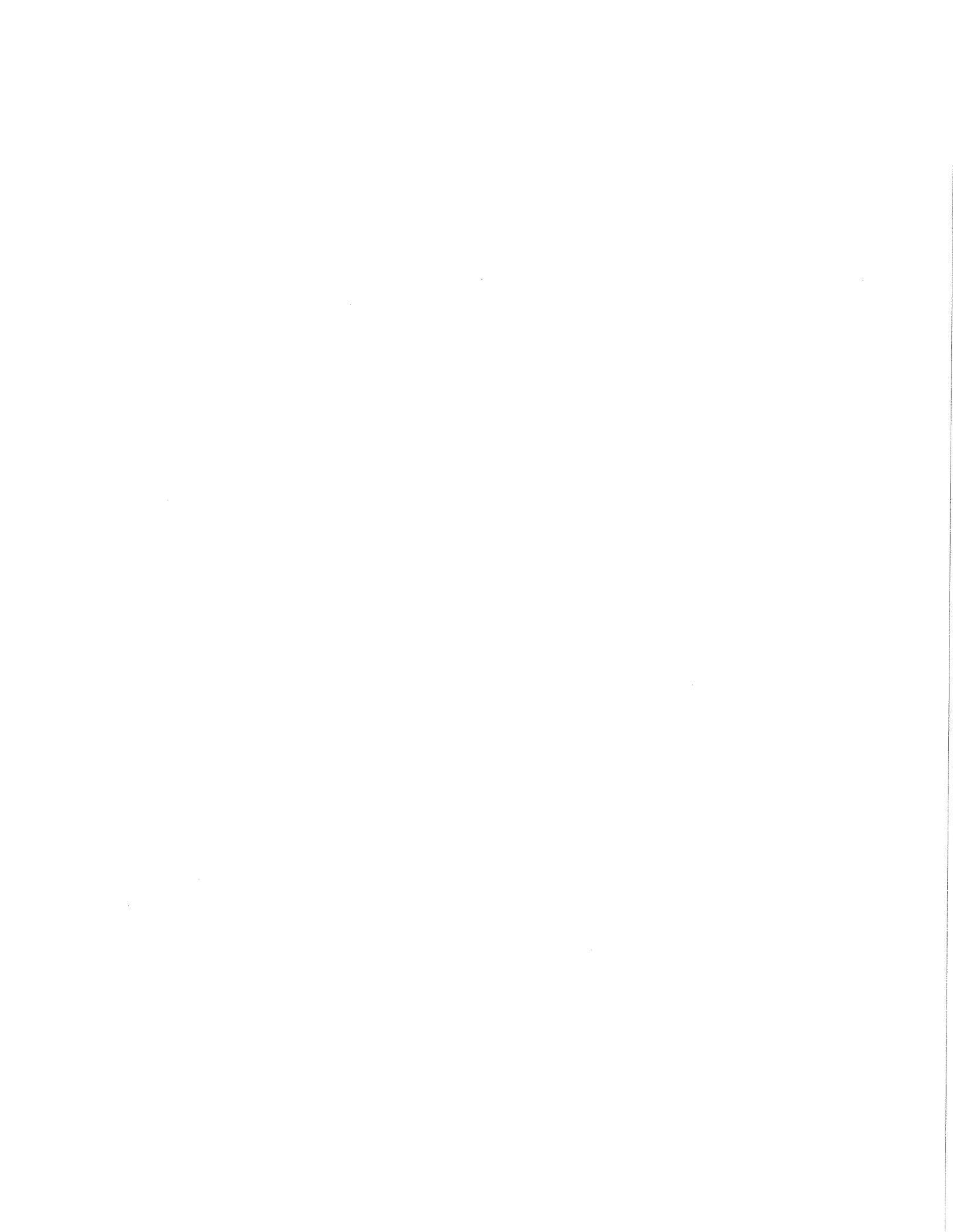


CORRESPONDENCE



Mr. James Hovland, Mayor
Ms. Joni Bennett, City Council Member
Ms. Mary Brindle, City Council Member
Mr. John Sprague, City Council Member
Ms. Ann Swenson, City Council Member
Mr. Cary Teague, Community Development Director

City of Edina
4801 W. 50th St.
Edina, MN 55424

August 19, 2014

Re: Letter opposing rezoning the Regional Medical area

Dear Council Members,

After attending the City Planning meeting on August 13, 2014, I left with many unanswered questions. Primarily, how does providing "supportive" service i.e.: money management, employment coaching and help with job Internships remotely fit in with medical services?

It appears this project is being pushed through without thorough planning and true fiduciary responsibility. Dozens of public meetings have been held in major cities to create affordable housing. Who has researched best practices used around the country that provide clear, measureable outcomes to curb homelessness?

While the apartments would apply toward 39 affordable housing units in the city, have you considered the revenue in property taxes lost in a premier Regional Medical area? While Beacon has worked on this project for years, has the city engaged citizens (Tom Nelson, a real estate agent has offered his assistance) to find a neighborhood for this project? More space availability at a much lesser cost would be beneficial. Sustainability of 66th West is over 80% dependent on government funding while less than 20% is private donations.

I listened to how important the neighbors are to homeless young people. I agree. The 66th West proposal does not offer neighborhood support. From 8PM to 8AM there will be a front desk worker opening the door. There are no citizens nearby to help, guide and hold them accountable for unacceptable behaviors on the grounds and surrounding areas. Teenagers make poor decisions. Homeless young adults according to Beacon are victims. Keep in mind, many victims become perpetrators. Mental illness, addiction and physical/sexual abuse issues will arise. While there is a no drug/alcohol policy included in the lease, who is ultimately responsible for infractions? Look at dorm rooms and the risky behaviors that occur. At least there are Resident Assistants and a Head Resident living with the young people. It takes a neighborhood community to support and sometimes provide tough love to nurture productive members of our society.

Look at the police reports and you do the math regarding monthly calls to 3710 Nicollet Ave. Interview all their neighbors to ascertain their concerns. Look at the facts, not the emotional aspect.

Respectfully,



Terri Merz 6525 Barrie Rd Edina, MN 55435

Susan and Harris McCarty
6324 Barrie Road #2B
Edina, MN 55425

August 16, 2014

Edina Mayor James Hoviand
City Council Members Joni Bennett, Mary Brindle, Josh Sprague, Ann Swenson

We were very disappointed in the 8/13/14 city council meeting that was set up to discuss a zoning change, from a commercially zoned building space to a housing for homeless youth complex. We were disappointed to find out how little advance notice was given to members of the immediate community who would be actually impacted by the project, vs. individuals from the religious organization who support it, yet have no ties to the neighborhood. It was quite obvious that individuals associated with Beacon Faith group supporting the project were given months to prepare for the meeting, whereas business and property owners adjacent to the project had less than a few weeks to prepare for the rezoning meeting.

Although this location may benefit the youth for its unskilled, low paying, job opportunities at Southdale Mall, this is hardly an appropriate location for this project. This proposed housing project will negatively impact the community. It will lower property values, and potentially put residents safety at risk. It may also discourage future commercial development in the area due to the stigma attached to the project.

This community houses a number of vulnerable adults. Step by Step Montessori school is right next door to the proposed project. The Colony of Edina, which was initially built as a 55+ housing apartment complex, continues to house a large community of retired senior citizens, as do other housing complexes on York Avenue. The Heritage of Edina, which is less than 2 blocks from the proposed project, houses vulnerable adults in their assisted living, nursing care, and their new special needs Eric's Ranch buildings. The Edina Care Center and Southdale hospital are just a block from the proposed site. Several healthcare specialty facilities also adjoin the proposed site.

Please keep this site zoned for commercial use only, and continue to support bringing in more healthcare based facilities to our neighborhood to meet the needs of area residents.

Thank you.

Susan and Harris McCarty

Cary Teague

From: Rich Colestock <rec6613@gmail.com>
Sent: Thursday, August 14, 2014 11:58 AM
To: Cary Teague; Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); joshsprague@edinarealty.com; swensonann1@gmail.com
Cc: Paula Colestock
Subject: Planning Commission and City Council - Project 66 West

City of Edina Planning Commission and City Council Members:

I attended the planning commission hearing last night after recently learning of a plan to convert the TCF building on 66th Street into a low income housing facility for homeless young adults. Although, I did not stay until the end of the public comment section of the meeting (it was getting late and repetitive), I'm interested in the outcome and the decision made by the planning commission. I am currently neither for nor against the proposed use of the TCF site, but do believe the argument presented by the applicants and the vast (and overwhelming) number of supporters they brought to the meeting last night was somewhat myopic in its approach.

No one can rationally argue against the mission of providing affordable housing opportunities to those who truly need help. However strong our zeal is to help those in need, there are other stake holders and issues in this situation that need and deserve to be considered before a decision is made to re-zone the property in question. I think most people would support the re-zoning effort when and if the issues of economic impact, personal security, and future use possibilities are publicly addressed with real data and statistics based on how these types of projects affect the surrounding neighbors and businesses.

The legal, technical and moral obligation aspects were well (enough) covered last night, but there were some aspects that were left uncovered as well (at least in the time I was there):

1. What are the future use possibilities for this property once it is re-zoned? Is it possible that it could be converted to other uses such as a half-way house to help transition criminals back to society (or other non-desirable uses). What is the law here? How do we protect against unintended or undesired use in the future?
2. What kind of safe guards will be in place to ensure drug and alcohol use will be monitored and controlled (considering the target market for tenants includes those under 21). Is it legally possible to do this?
3. What are the real crime or police statistics (base line and post implementation) for similar projects both here and in other cities around the country - not just this for this applicant. We heard two sets of numbers last night from two biased sources.
4. How do we think it will impact nearby businesses that could be in social conflict with the sites proposed usage? The day care business behind the property comes to mind. I can honestly say that given a range of comparable choices, I would not choose to put my young child or infant in a day care facility in such close proximity to low income housing - not because bad people necessarily live there, but because of the perceived risk. What about the residential properties behind 66 West? How will 66 West impact vacancy rates (in rentals), and property resale values because perspective renters and buyers may choose other options due to the proximity of 66 West?

5. Several times, it was quoted that this is the best site in Edina for this kind of facility, but other considered sites were not discussed. What were those other sites and why are they inferior to this one?

These are pretty basic and rational questions and I'm sure have been considered. If all of these have been researched and answered by the city and the planning commission, then please be transparent with the community and share that information.

In summary, I believe the City of Edina has an obligation to socialize this project with residents and business owners a bit more and take a full 360 degree view of it before taking action (either up or down). Assurances from the applicant and its supporters are not enough to convince me (and surely others) that the positive impact of 66 West will outweigh the potential and possibly longer term negative impact to the surrounding community.

Thanks

Rich Colestock
6613 Southcrest Drive
Edina, MN

Cary Teague

From: Dave Nichols <nicholsedina@aol.com>
Sent: Thursday, August 14, 2014 8:12 PM
To: Cary Teague
Subject: Planning Commission

Subject: Beacon Housing proposal on 66th Street

Please share this comment with the members of the Planning Commission.

The proposal to transform the current TCF site into housing for homeless youth has our support. Beacon Interfaith Housing Collaborative has established itself as an innovative project and program at 38th and Nicollet. Young people, many who have aged out of foster care, need a supportive environment to begin to build a useful and productive life. Young people who have come through the 38th project have spoken about the importance of having their own space for which they are responsible and the availability of services that assist them with the issues they have faced and are currently facing.

The TCF site is close to the bus line and there are starter jobs within walking distance. Giving these young people a hand up to become productive adults adds value to the Edina/Richfield communities. This project will be done well and is a critical part of the effort to ending homelessness.

Suann and Dave Nichols
6566 France Avenue S. #303
Edina, MN 55435

*EDINA EAST LLC
c/o Eberhardt Properties, Inc.
333 Washington Avenue North #300
Minneapolis MN 55401*

August 12, 2014

Via email to:

Kevin Staunton, Chair, Edina Planning Commission &
Members of the Edina Planning Commission

RE: Opposition to Request for Re-Zoning & Amendment to Comprehensive Plan

**TCF Bank Building -- ("Subject Site")
3330 West 66th Street, Edina MN 55435**

Dear Mr. Staunton & Members of the Commission:

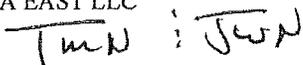
This letter is a supplement to our letter to the Planning Commission dated July 21, 2014 and our letter to the City Council dated May 19th, 2014 copies of which are attached. We own the property immediately east of the Subject Site at 3316 West 66th Street (the "Edina East Building").

We will be at the public hearing tomorrow evening to speak. In addition to the information in our letters we ask you to consider three (3) things:

- First, we fully understand and support the need for supportive housing for young adults. In the Minneapolis residential neighborhood where my family lives, we are financial contributors to a facility blocks from our home. I drive by it on my way to work and our daughters and their friends pedal by it on their way to Sebastian Joe's for ice cream.
- Second, we have been commercial real estate investors and developers in Edina and in this neighborhood for three generations. We choose to invest in part because as one of you noted at the last meeting, "Great cities were built with plans in mind." Edina planners and leaders do not make reactive decisions or engage in hurried "spot zoning" to placate non-conforming projects. They listen to the sentiment and plan smartly -- the expansion of the Regional Medical District in the Comp Plan is a perfect example.
- Third, does this request represent the best effort of the City to facilitate the need for supportive housing projects? Has there been, as Chairman Staunton remarked, "Structured conversation...that involves the public?" Are the use and its rules clear? Is just 39 units on a site that costs nearly 2.5 times that of comparable housing sites in the Southdale area and requires complete rezoning, multiple variances and an amendment to the Comp Plan the best that can be done? Could better planning lead to doubling or tripling the opportunities to build supportive facilities in Edina without the need for such complicated land use changes?

We urge the Commission to deny the proposed requests and seek alternative locations. We would look forward to voluntarily being part of working with the City and the developer to pursue more suitable sites.

Very truly yours,
EDINA EAST LLC



Thomas M. Nelson & James W. Nelson
Its Members

cc: Mayor Hovland, Scott Neal, and Cary Teague

*EDINA EAST LLC
c/o Eberhardt Properties, Inc.
333 Washington Avenue North #300
Minneapolis MN 55401*

July 21, 2014

Via email to:

Kevin Staunton, Chair, Edina Planning Commission &
Members of the Edina Planning Commission

RE: Proposed Redevelopment Plan by Beacon Interfaith Housing

Opposition to Request for Re-Zoning & Amendment to Comprehensive Plan

**TCF Bank Building – (“Subject Site”)
3330 West 66th Street, Edina MN 55435**

Dear Mr. Staunton & Members of the Commission:

We own the property immediately east at 3316 West 66th Street (the “Edina East Building”), which we purchased from the tax-exempt American Cancer Society and redeveloped for medical and commercial use. Both our property and the Subject Site are located within the City of Edina’s prized and consistently growing Regional Medical District (the “RMD”).

This district was expanded as part of the 2008 Comprehensive Plan and we oppose re-zoning and/or amending the Comp Plan to allow for any non-conforming use that will dilute the full potential of its intended zoning allowances.

The RMD allows for up to 12 stories of height to accommodate a variety of intense uses that have synergy with its long standing anchor, Fairview Southdale Hospital, and its ever expanding volume of surgery centers, medical office space, clinics, laboratories, general office and other supportive commercial uses. The district was expanded in 2008 because it represents an important part of Edina’s current and future reputation as a nationally recognized top tier community with the ability to attract the type of uses afforded by having a thriving RMD across the street from regional mall.

In line with the goals of the expanded RMD, significant capital was invested to re-purpose our Edina East Building by ownership and our tenants, Dermatology Specialists, PA and Peoples Bank of Commerce. The magnitude of use was increased, the property was added back to Edina’s commercial property tax rolls and it is now a viable component of the RMD.

The same is occurring with the recent construction of the Twin Cities Orthopedics Building, the \$42 million expansion of Fairview Southdale Hospital, the 60,000 square foot addition by IRET to Southdale Medical and Mount Development’s 6500 France Senior Housing project. Other capable developers have footholds near the Subject Site with United Properties owning the Southdale Place Building and parking lot immediately west and Ryan Companies now managing the two buildings on the underdeveloped 5.67 acre site one parcel east at the corner of 66th and York.

Mr. Kevin Staunton
City of Edina Planning Commission
July 21, 2014
Page 2

Guiding responsible commercial development has been a cornerstone of intelligent City leadership creating “win-wins” for developers, citizens and the City. Changing current law to allow the proposed development would be a “win” for a single, non-conforming project, but a confusing “lose” for the RMD and its owners who have based their planning and investments on the wishes the City of Edina outlined in its Comprehensive Plan as the highest and best use for the Subject Site. Once the laws are changed they will be difficult, if not impossible to reverse for a completed project likely subject to 30 plus year affordable housing financing.

We urge the Planning Commission, City Council and City Planners to use their expertise to seek “win-win” alternatives for the Beacon concept rather than rush through substantial, “one-off” modifications on an expensive site in the middle of the RMD at a gateway corner to one of only two north-south arteries through the RMD (Barrie Road). Randomly carving out this site this could have a negative effect on larger re-developments that may involve assembly of parcels and/or require these corners for best access and visibility.

We note that Beacon’s willingness and ability to pay more than double the most recent comparable multi-family land cost per unit (Subject Site: \$2.3 million/39 units = \$59,000/unit vs. 7200 France site: \$5.5 million/195 units = \$28,200/unit) will greatly expand the pool of potential alternatives.

We have met with the Beacon representatives, toured their inspiring projects and are aware of the well intended populist sentiment garnered at church gatherings and through pre-printed supportive post card signings. It is clear that there is citizen support for a Beacon project in Edina so why shouldn’t it be located where it can offer a “win-win” for those served by the concept without compromising the potential of the expanded Regional Medical District?

We request the that the Planning Commission and City Council deny the requests for rezoning and a Comp Plan amendment and continue to work with the developer to seek alternatives so the concept can move forward.

Very truly yours,
EDINA EAST LLC

Thomas M. Nelson & James W. Nelson
Its Members

CC Jim Hovland, Mayor of Edina
 Scott Neal, Edina City Manager
 Cary Teague, Edina Community Development Director

*EDINA EAST LLC
c/o Eberhardt Properties, Inc.
333 Washington Avenue North #300
Minneapolis MN 55401*

May 19, 2014

Via email to:

Mayor Jim Hovland &
Members of the Edina City Council

RE: Tuesday, May 20th Council Meeting

**Proposed Redevelopment Plan – Sketch Plan Review
TCF Bank Building – (“Subject Site”)
3330 West 66th Street, Edina MN 55435**

Dear Mayor Hovland & Members of the Council:

We own the property immediately east at 3316 West 66th Street (the “Edina East Building”), which we purchased from the tax-exempt American Cancer Society in 2004 and redeveloped for medical and commercial use in 2006. Both our property and the Subject Site are located within the City of Edina’s prized and consistently growing Regional Medical District (the “RMD”).

Significant capital was invested to re-purpose the Edina East Building by ownership and our tenants, Dermatology Specialists, PA and Peoples Bank of Commerce. The magnitude of use was increased, the property was added back to Edina’s commercial property tax rolls and it is now a viable component the RMD.

These efforts in 2006 were only an initial step toward realizing the full re-development potential afforded by the zoning guidelines of the RMD as part of the City’s 2008 Comprehensive Plan. The guidelines allow for up to 12 stories of height to accommodate a variety of intense uses that have synergy with the RMD’s long standing anchor, Fairview Southdale Hospital and its ever expanding volume of surgery centers, medical office space, clinics, laboratories, general office and other supportive commercial uses. The district is zoned this way because represents an important part of Edina’s current and future reputation as a nationally recognized top tier community with the ability to attract the type of uses afforded by having a thriving RMD across the street from regional mall.

We oppose amending the Comprehensive Plan to allow for any non-confirming use that will dilute the full potential of the RMD’s zoning allowances. In particular we object because the Subject Site represents a small, but centrally located primary corner on one of only two north-south arteries through the RMD (Barrie Road). Allowing for a small,

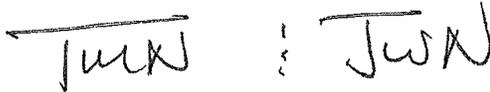
Mayor Hovland
Members of Edina City Council
May 19, 2014
Page 2

non-conforming use on a key corner could negatively affect larger re-developments that may involve assembly of parcels and/or require these corners for proper access and visibility.

We further oppose as the City has an abundance of other districts where it could accommodate the proposed use where all involved could gain from its intended benefits without having to compromise the benefits of an important site within a thriving, well planned and dedicated Regional Medical District.

We hope that the City can work with the developer to identify these locations and that their project can continue to move forward.

Very truly yours,
EDINA EAST LLC

Handwritten signatures of Thomas M. Nelson and James W. Nelson, separated by a vertical line.

Thomas M. Nelson & James W. Nelson
Its Members

CC Scott Neal, Edina City Manager
Carey Teague, Edina Community Development Director



August 12, 2014

Chairman Kevin Staunton & Planning Commission Members
City of Edina
4801 W. 50th Street
Edina, MN 55424

Re: Proposed Re-zoning of 3330 W. 66th Street

Dear Mr. Chair and Planning Commission Members:

We are Step By Step Montessori Schools. We are one of the largest Montessori School organizations in the United States. We operate 8 Montessori Schools and Child Care Centers in the Twin Cities and serve about 1200 children. We are not a "big business" or a franchise; we are a small, locally owned and operated school. We operate a location for the residents of Edina at 6519 Barrie Road. Step By Step has been in this location for 23 years and under prior ownership a Montessori School has served the residents of Edina in this location since 1973. Step By Step has owned the building since 1993. We invested in the area when many would not and we have continued to make significant investment in the area to ensure that residents have an exceptional school to bring their young children. When deciding to invest in the area much of our decision was predicated on the zoning laws in the area, typically we do not operate our centers in residentially zoned areas. At that time we felt very comfortable making our investment based on the stated direction by the city of Edina. Currently we serve approximately 150 children age six weeks through six years in this location. Approximately 88 of those children and their families are current residents of Edina. Over the years we've prepared thousands of children in Edina for a lifetime love of learning. We have become a trusted partner for providing high quality early education for the children in the community.

We submitted a letter to the City of Edina on June 9th regarding our concerns for the Beacon Project. Unfortunately I did not see that letter included or the other letters of opposition we know have been submitted to the city in your staff reports for the July 23rd Planning Commission meeting. What I did see was some pre-printed post cards with some names of people who may or may not be residents of Edina supporting the project. I'm sure you appreciate filling out a pre-printed card after church on Sunday supporting a project that will in no way impact you personally is certainly different then the letter that I am writing to you today. We were concerned at the City Council Sketch Plan review on May 20th that several council members voiced, on the public record, such strong support for the project prior to hearing form the planning commission. We were also concerned that on June 3rd the City Council approved submission of the funding request to the state without having completed the re-zoning process. It appears that certain members of the city staff and the City Council is obviously biased towards the success of this project without regard to the desires of the people most impacted by Beacon's

Administration office: 4355 Highway 169 • Plymouth, MN 55442 • 763-557-6777

School Locations: Edina-Southdale • Brooklyn Park • Chaska • Corcoran • Maple Grove • Plymouth • St. Anthony • Wayzata-Ridgedale

presence, their potential neighbors. We'll reiterate our concerns since they are quite troubling to me and my fellow neighbors.

SUPPORTIVE HOUSING GROUP HOME

Quite simply this project is a supportive group home. The teenagers and young adults living in this supportive housing project receives tax-payer funded subsidies and they receive many on-site support services including some form of counseling. To me this implies this is a supporting housing group home; what this project is *not* is affordable housing. The cost per apartment is approximately \$250,000. There are many people living in homes that cost less than just one 375 square foot apartment. Just so you have a frame of reference at this cost it implies that a 2,000 sq, foot home would cost \$1.35M. Couldn't this money be put to better use in a more affordable location to help more than just 39 young people?

CRIME AND CHILDREN ARE NOT COMPATIBLE

We are responsible for the safety and security of over 150 children every week day from 6:00 am to 6:00 pm. Our own investigation into the other Minneapolis based Beacon properties show some concerning information regarding the number of police visits to their properties. I've included those police reports for your review. Table 1 is a summary of the number of calls to the various addresses over the last 24 months. What this information shows is there is an average of 14 police visits to the average Beacon property per month. That's one every other day. Our school has called the police twice in 24 months (a false fire alarm and suspicious car). The Colony townhomes area had 63 calls over the same time period, that's 2.75 calls per month. What that means is, based on the average Beacon property, we can expect an approximate 418% increase in criminal activity in the area once the project is complete. This seems like an excessive number of calls and leaves us with lots of unanswered questions regarding the impact to the children in our program. What Beacon will lead you to believe is the calls are for fairly innocuous events and that the calls just originate at the Beacon addresses and it's not the residents causing the problems. The calls range from fights, assaults, domestic abuse, theft, burglary and property damage or in other words criminal activity. The bottom line is the police were called to the address and you don't know if the issue was due to a Beacon resident or not. We are merely pointing out the facts provided by the Minneapolis Police Department. As we have stated before we believe crime and children are not compatible. You say you want to help the 39 teenagers with this project? I'm hopeful you have taken into consideration all the unintended consequences associated with this project and that they are completely understood?

Number of Apts	Beacon Properties	2012 Total												2013 Total												2014 Total						Grand Total	Avg Calls Per Month
		6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11		
19	1926 3rd Ave South	1	2	3	3	7	1	5	22	3	10	10	4	4	7	7	2	3	5	2	57	4	7	2				13	92	4.4			
30	115 54th Street East	1	3	1	3			1	9		1	1	1	2	2			2		9	3	2		1	6			24	1.7				
35	1501 Hawthorne Ave	4						4		1			2	1		1	1		1	7	1	1	3	3			8	19	1.7				
21	1801 1st Ave South	3	2	4	1	1		11	1	1	1	1	1	2		2	2	3		15			1	3	2	6		32	1.8				
40	1920 Lasalle Ave							1	1	2		1	1	2	1			5	12			1	1	2			15	1.7					
10	3146 Cedar Ave	3	2	1	1	3	2	12	1					4	3			2	4	14	1	4	2	2			9	35	2.3				
40	3710 Nicollet Ave	1	5	3	2	6	4	21		2	3	2	1		4	2	1	6	21	2	4	3	11	4	2	26	68	3.4					
12	3806 3rd Ave South											1	1				1		3						3	3	6	1.5					
42	5360 Riverview Road								1	1						1		2	5		1	1	2			4	9	1.3					
30	951 Lowry Ave NE	4	4		3	1	1	13	2	2	4	2	6	3	5	4	1	3	5	37	2	2	3			7	57	3.0					
	Grand Total	1	18	19	12	17	12	14	93	10	16	22	9	15	18	20	15	5	11	24	15	180	6	16	14	25	15	8	84	357	14.3		

Table 1

NEGATIVE PARKING IMPACTS

This area has struggled with parking for a number of years. Rezoning will only add to the congestion and further exasperate a difficult situation. When events are held at our school many times there is not enough parking for parents, grandparents and other visitors. The congestion in the area presents a safety concern for young mothers and their children during drop off and pick up time. Our parents walk through these parking lots with their young children and our children play on playgrounds adjacent to their parking lots. I noticed the traffic report in your staff information. What that report did not review was the flow of traffic within the various parking lots. This is the area of concern we have, not the amount of traffic on surface streets. Our parking lot is located less than 120 feet from the proposed Beacon parking lot. Has the commission requested a parking study be completed of the immediate area to understand the specific impact this project may present to existing people and businesses in the area.

ZONING INTEGRITY & RE-ZONING PROCESS

As we mentioned above, this project is a supportive group home, not affordable housing. Once you start down a path to allow rezoning for this type of project you can no longer maintain the integrity of any other zoning that exists in the city. We have invested substantially in this property over the last 23 years. This includes paying over \$600,000 in property taxes. We have a number of planned renovation projects approaching \$100,000 which may need to be placed on hold pending the direction of this project and the potential impact to our school. Just to provide you a frame of reference, our school is located Northeast of the TCF Bank building approximately 100 yards from the middle of the current TCF Bank parking lot to our front door, our lot line is within 100 feet of the lot line of the current bank.

We noticed that an initial public hearing notice was sent to all property owners within 1000 yards of the proposed project on July 11th, we never received such notice. We also noticed on the various layouts for the project submitted to the city that we were not included as being an adjacent property on any of the documentation. The staff report also does not list us as an adjacent property owner. It appears that we are purposefully being excluded from participating in the conversation regarding this re-zoning. This leads me to believe that Beacon also believes there is an incompatibility in the neighborhood. Some other facts regarding the communication for this project; Ms. Blons has stated publically that she reached out to many of the neighbors in the area and they are supportive of the project. Ms. Blons only reached out to Step By Step Montessori after we submitted our opposition letter to the City, she has still not reached out to her closest neighbors. All of the adjacent property owners are opposed to this project. The question remains would our neighbors even know about this project if they hadn't read about it in the paper? Ms. Blons spoke so passionately about how transparent their organization is but we feel quite the opposite. When meeting with Ms. Blons there was no conversation about how we could work together to assimilate their organization into the neighborhood, Beacon was not interested in hearing about any of the concerns we had or working to address those concerns. We attended the open house informing people about this project sponsored by Beacon Interfaith what we heard was Beacon was a very good property manager, but even as a good property manager Beacon cannot tell us the types of backgrounds of the residents we could expect to live in the area. Most professional property management organizations run criminal background checks on all their tenants and Beacon said they do not. They couldn't guarantee us there would be 24x7 supervision of the teenagers living in this complex, a concern even Ms. Bennett (Edina City Council) has regarding the project. Ms. Blons also mentioned during a meeting that she had worked closely with the city planning staff during site

Planning Commission
Aug 12, 2014
Page 4

selection. There appears to be a pattern of deception regarding this project. I only hope this is an oversight and not some attempt to influence this process.

ALTERNATIVE SITES

I have personally visited 5 Beacon sites in the Minneapolis area. I wanted to see what we could expect from the organization. What I saw were complexes that fit into their surrounding communities. They were completely appropriate for residents as well as their neighbors. I wish I could say the same for the project at 3330 W 60th Street. Ms. Blons mentioned that she worked with the city planning staff for 2 years to find a suitable site and there was nothing else available in the city of Edina. I took some time and am offering some alternative sites which may be more suited for a project like this, sites that are most likely more affordable, allowing more young adults to be served while accomplishing the same objective. 5146 Eden Ave North, the site of the old Edina Public Works, plenty of land, close to jobs and transportation. 4113 54th St W (Edina Community Lutheran Church) this 4.13 acre lot could surely spare the .99 acres needed for the building. The Fred Richards Golf Course, is adjacent to existing multi-family complexes, close to transportation and jobs.

In conclusion we urge the commission to deny any request to rezone the property, located at 3330 66th Street West (currently TCF Bank). Step By Step Montessori is more than a property management company, we deal with a family's most precious assets, their children. Many prospective parents hear that a project like the proposed one is coming to the area and their imaginations conjure up all kinds of scenarios of how their children will be impacted, mainly adversely impacted, whether realistic or not does not matter. We have already had a couple comments from prospective parents asking if we were aware of the project. Needless to say they did not enroll their children at just the mention of someone running a facility for teens in the area.

In conclusion, we certainly applaud your leadership in trying to support teens in transition and for finding an appropriate site where everyone in the community can embrace these young adults and support them as they work to become self-sufficient adults.

Sincerely,



Rose Minor
President
Step By Step Montessori Schools
6519 Barrie Road
Edina, MN 55435
763-557-6777

CC: Cary Teague, cteague@EdinaMN.gov

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 32

Pct 5

ADDRESS: 1801 1 AV S

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/4/2012 10:52:42 PM	Assault in Progress	All OK	12-206903	B2
7/6/2012 2:47:00 AM	Sound of Shots Fired		12-208365	
7/7/2012 10:47:47 PM	Sound of Shots Fired	Cancel	12-210436	
8/21/2012 8:12:29 PM	Down Outside-One	Cancel	12-264341	
8/26/2012 1:10:28 AM	Disturbance	Unfounded	12-269461	
9/4/2012 12:36:00 AM	Attempted Suicide	Assist	12-279864	
9/7/2012 3:03:16 AM	Music-Loud		12-283501	
9/15/2012 11:20:16 PM	Loud Party	Advised	12-293747	
9/16/2012 9:10:33 PM	Damage Property-In Progress	Report	12-294709	B2
10/24/2012 5:01:06 PM	Unwanted Person	Sent	12-335329	
11/9/2012 12:24:34 AM	Disturbance		12-349930	
1/22/2013 1:40:09 AM	Assist Fire Personnel	Assist	13-019680	16
2/12/2013 9:16:08 PM	Traffic Law Enforcement	Advised	13-041346	
3/21/2013 2:09:43 AM	Sound of Shots Fired	Information	13-082963	
4/22/2013 2:10:22 PM	Traffic Law Enforcement	Advised	13-121456	
5/5/2013 10:10:17 PM	Suspected Prostitute	Gone on Arrival	13-137801	
6/11/2013 8:35:17 AM	Disturbance		13-182912	
7/13/2013 8:27:25 PM	Unwanted Person	Information	13-225128	
7/16/2013 1:19:25 PM	Check the Welfare	All OK	13-228351	33
9/17/2013 11:45:58 AM	Property Damage/Hit & Run	Gone on Arrival	13-307446	
9/30/2013 2:47:03 AM	Domestic Abuse-In Progress	Unable to Locate	13-322465	B2
10/2/2013 5:20:48 PM	Emotionally Disturb Person	Transport	13-325666	35
10/21/2013 10:12:08 PM	Emotionally Disturb Person	Transport	13-350674	12
11/3/2013 5:48:36 PM	Check the Welfare	Unfounded	13-366533	16
11/9/2013 8:48:06 PM	Down Outside-One	Transport	13-374145	
11/22/2013 1:45:21 AM	Domestic Abuse-In Progress	Booking	13-388922	B2
4/11/2014 5:27:22 AM	Explosion	Unfounded	14-116303	
5/3/2014 10:39:33 PM	Neighbor Trouble	Advised	14-145399	13
5/4/2014 9:26:19 PM	Attempt Pick-Up	Booking	14-146532	11
5/19/2014 10:22:58 PM	Check the Welfare	All OK	14-166011	11
6/16/2014 9:00:53 AM	Theft - Report Only	Report	14-204168	13
6/21/2014 12:24:54 PM	Drunk/Intoxicated Person	Transport	14-211804	

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 57

Pct 2

ADDRESS: 951 LOWRY AV NE

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/1/2012 5:53:13 PM	Silent Alarm	False	12-203075	
7/10/2012 5:20:11 PM	Check the Welfare	No Service	12-213471	104
7/14/2012 11:55:41 PM	Disturbance	Advised	12-218978	
7/15/2012 10:23:11 AM	Domestic Abuse-In Progress	Advised	12-219425	103
8/7/2012 7:16:05 PM	Suspicious Person	Gone on Arrival	12-247251	103
8/17/2012 9:17:28 AM	Theft - Report Only	Report	12-259048	
8/19/2012 1:00:02 AM	Disturbance	Gone on Arrival	12-261442	
8/27/2012 11:13:17 PM	Holdup Alarm	Assist	12-271449	
10/5/2012 1:05:33 PM	Unwanted Person	Unfounded	12-314585	306
10/12/2012 7:45:34 PM	Panic Alarm	All OK	12-322273	
10/31/2012 1:42:32 PM	Suspicious Person	Information	12-341959	306
11/17/2012 1:27:44 AM	Music-Loud	All Quiet	12-357642	
12/16/2012 4:24:33 PM	Domestic	Assist	12-385139	206
1/1/2013 4:03:21 AM	Domestic Abuse-In Progress	Booking	13-000343	303
1/28/2013 8:07:03 AM	Missing Person	Advised	13-025625	116
1/28/2013 6:27:30 PM	Domestic	Advised	13-026101	116
2/1/2013 5:49:47 PM	Missing Person	Report	13-030244	
2/23/2013 12:51:26 PM	Traffic Law Enforcement	All OK	13-053136	
3/3/2013 3:22:13 PM	Check the Welfare	All OK	13-062682	302
3/7/2013 12:18:41 PM	Assist Other Agency	Assist	13-066902	
3/31/2013 5:42:51 AM	Disturbance	Cancel	13-095093	
3/31/2013 5:47:33 AM	Suspicious Vehicle	Booking	13-095094	
4/21/2013 12:56:46 AM	Unknown Trouble	Advised	13-119970	
4/29/2013 9:50:52 PM	Domestic Abuse Report Only	Advised	13-130878	103
5/7/2013 10:50:37 PM	Threats	Report	13-140525	305
5/9/2013 3:56:20 AM	Disturbance	All Quiet	13-142024	
5/13/2013 11:50:59 PM	Damage Property-In Progress	Transport	13-147747	
5/16/2013 12:46:39 AM	Loud Party	Advised	13-150389	302
5/22/2013 2:28:46 AM	Disturbance	Advised	13-157801	3 FLR
5/26/2013 1:20:11 AM	Disturbance	All OK	13-163085	302
6/1/2013 2:08:10 AM	Music-Loud		13-170286	
6/19/2013 5:28:14 PM	Robbery of Person	No Service	13-193961	
6/26/2013 1:34:32 PM	Disturbance	Advised	13-203103	302
7/2/2013 6:42:48 PM	Recover Vehicle	Report	13-211191	
7/19/2013 9:03:05 PM	Silent Alarm	All OK	13-233086	
7/20/2013 2:03:40 AM	Fight		13-233486	
7/20/2013 2:07:02 AM	Fight	Sent	13-233491	
7/23/2013 6:09:34 PM	Theft - Report Only	Report	13-237679	

Pct 2**ADDRESS: 951 LOWRY AV NE**

Date/time	Problem	Disposition	Case #	Apt./Flr.
8/12/2013 5:11:02 PM	Emotionally Disturb Person	Assist	13-263179	206
8/14/2013 11:31:07 PM	Disturbance	Gone on Arrival	13-266187	
8/25/2013 8:50:01 PM	Emotionally Disturb Person	Sent	13-279901	
8/31/2013 10:26:10 PM	Disturbance	Advised	13-287503	
9/30/2013 8:15:09 PM	Parking Problem	Inservice	13-323274	
10/11/2013 2:24:51 PM	Disturbance	Sent	13-337567	
10/28/2013 6:45:24 AM	Check the Welfare	All OK	13-358335	206
10/28/2013 9:48:16 PM	Domestic	Advised	13-359157	312
11/1/2013 10:42:18 PM	Disturbance	Transport	13-364288	312
11/2/2013 9:12:20 PM	Burglary Dwling In Progress	Unfounded	13-365477	112
11/8/2013 9:55:47 AM	Audible Business Alarm		13-372261	
11/26/2013 3:01:12 PM	Domestic Abuse Report Only	Report	13-394216	
1/7/2014 11:42:04 PM	Suspicious Person	Assist	14-007170	
1/9/2014 11:42:11 AM	Theft - Report Only		14-008530	203
2/9/2014 3:11:41 PM	Receive Information	Information	14-043203	103
2/18/2014 9:48:01 PM	Domestic	Transport	14-053731	
4/25/2014 10:53:18 PM	Check the Welfare	Assist	14-135439	303
4/29/2014 11:42:23 AM	Damage Property-In Progress	Tagged	14-139428	
4/29/2014 11:43:56 AM	Damage Property-In Progress	Cancel	14-139430	103

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 35

Pct 3

ADDRESS: 3146 CEDAR AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/19/2012 7:16:17 AM	Unwanted Person	Cancel	12-223865	1
7/19/2012 7:16:21 AM	Domestic	All OK	12-223866	
7/20/2012 11:01:19 PM	Domestic Abuse-In Progress	Report	12-226065	1
8/17/2012 4:46:01 PM	Check the Welfare	Unable to Locate	12-259477	
8/25/2012 6:03:30 PM	Recover Vehicle	Unable to Locate	12-268918	
9/12/2012 1:10:48 AM	Unwanted Person	Advised	12-289132	202
10/30/2012 6:32:34 PM	Domestic Abuse-In Progress	Advised	12-341240	
11/18/2012 6:41:42 PM	Domestic	Gone on Arrival	12-359182	202
11/28/2012 10:16:51 PM	Domestic Abuse-In Progress	Report	12-368416	201
11/29/2012 1:58:10 PM	Domestic Abuse-In Progress	Booking	12-368918	201
12/14/2012 7:25:44 PM	Robbery of Person	Report	12-383349	
12/25/2012 3:58:26 PM	Attempted Suicide	Gone on Arrival	12-392729	
1/10/2013 10:10:25 PM	Music-Loud	Advised	13-009285	103
1/12/2013 10:34:11 AM	Domestic Abuse Report Only	Report	13-010733	201
7/24/2013 6:40:31 PM	Domestic Abuse-In Progress	Cancel	13-239122	
7/24/2013 6:40:33 PM	Assault in Progress	Advised	13-239124	201
7/24/2013 7:16:01 PM	Disturbance	All OK	13-239154	
7/24/2013 8:06:39 PM	Unwanted Person	Booking	13-239224	
8/8/2013 5:31:05 PM	Unwanted Person	Advised	13-258247	
8/12/2013 1:40:56 PM	Domestic		13-262976	201
8/12/2013 3:47:03 PM	Domestic Abuse-In Progress	Booking	13-263103	203
11/23/2013 1:09:42 PM	Check the Welfare	Report	13-390683	2
12/2/2013 9:54:13 PM	Loud Party	Advised	13-401378	104
12/28/2013 2:22:07 AM	Domestic	Advised	13-428957	206
12/29/2013 3:20:14 PM	Neighbor Trouble	No Service	13-430384	104
12/29/2013 4:34:32 PM	Neighbor Trouble	Advised	13-430411	104
1/3/2014 12:12:10 AM	Music-Loud	Advised	14-002320	201
2/2/2014 5:42:35 PM	Neighbor Trouble	Assist	14-035156	104
2/2/2014 6:47:30 PM	Neighbor Trouble	Advised	14-035221	104
2/10/2014 11:00:36 AM	Threats	Advised	14-044048	104
2/17/2014 11:03:47 AM	Fight	Information	14-052107	2
4/28/2014 6:16:04 PM	Domestic	Advised	14-138630	
4/29/2014 12:59:37 AM	Check the Welfare	All OK	14-139081	102
5/2/2014 9:47:12 PM	Unwanted Person	Gone on Arrival	14-143955	
5/14/2014 10:47:51 PM	Emotionally Disturb Person	Report	14-159781	201

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 24

Pct 5

ADDRESS: 115 54 ST E

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/2/2012 11:43:59 AM	Check the Welfare	No Service	12-203830	203
8/14/2012 12:05:05 PM	Unknown Trouble	Assist	12-255256	201
8/20/2012 5:59:34 PM	Unknown Trouble		12-263069	311
8/31/2012 2:53:40 AM	Notification	No Service	12-275210	10
9/18/2012 7:19:14 AM	Miscellaneous	Report	12-295955	
10/11/2012 4:06:16 PM	Theft - Report Only	Report	12-320989	311
10/11/2012 5:12:10 PM	Burglary Dwlng - Report	Report	12-321046	
10/26/2012 12:14:00 AM	Theft - Report Only	Advised	12-336662	207
12/14/2012 8:30:17 PM	Assist Fire Personnel	No Service	12-383418	304
2/19/2013 10:28:41 PM	Theft - Report Only	Report	13-049102	309
3/9/2013 11:17:34 PM	Loud Party	Advised	13-070000	
5/26/2013 12:30:44 PM	Property Damage Accident	Report	13-163491	
6/22/2013 10:45:02 PM	Miscellaneous	Advised	13-198572	203
6/22/2013 11:25:49 PM	Silent Alarm	False	13-198647	
8/14/2013 7:07:00 PM	Miscellaneous		13-265854	201
8/20/2013 10:23:03 AM	Suspicious Person	Booking	13-272825	
11/21/2013 6:20:21 PM	Property Damage/Hit & Run	Report	13-388407	
11/23/2013 11:17:36 AM	Domestic	Advised	13-390595	306
3/10/2014 10:06:59 AM	Burglary Biz - In Progress	Report	14-076091	
3/10/2014 9:05:08 PM	Unknown Trouble	All OK	14-076869	303
3/16/2014 5:17:36 PM	Holdup Alarm	False	14-084227	
4/5/2014 7:58:30 PM	Panic Alarm	False	14-109113	
4/7/2014 4:34:51 AM	Suspicious Vehicle	Gone on Arrival	14-110763	
6/24/2014 2:04:55 PM	Theft - Report Only	Report	14-215898	

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 18

Pct 4

ADDRESS: 1808 EMERSON AV N

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/17/2012 1:52:08 AM	Audible Business Alarm	False	12-221250	
8/29/2012 6:21:47 PM	Audible Business Alarm	False	12-273465	
12/6/2012 9:36:21 PM	Suspicious Person	Assist	12-376148	
6/8/2013 5:41:41 PM	Audible Business Alarm	All OK	13-179821	
6/17/2013 12:05:14 PM	Disturbance		13-190880	
7/15/2013 7:56:02 PM	Retrieve Prop/Dom Situation		13-227495	
7/16/2013 8:43:07 AM	Emotionally Disturb Person	No Service	13-228072	
7/16/2013 10:11:48 AM	Emotionally Disturb Person	All OK	13-228156	
8/29/2013 4:01:10 PM	Assault in Progress	Gone on Arrival	13-284320	
11/5/2013 10:53:02 AM	Miscellaneous	Advised	13-368559	
11/27/2013 11:34:38 AM	Assault in Progress	Gone on Arrival	13-395205	
12/28/2013 10:37:46 PM	Audible Business Alarm	Secured	13-429796	
1/30/2014 8:39:27 PM	Audible Business Alarm	All OK	14-031742	
2/3/2014 11:21:25 AM	Suspicious Vehicle	All OK	14-035861	
3/27/2014 3:39:40 PM	Unknown Trouble	All OK	14-097576	
5/5/2014 2:21:42 PM	Miscellaneous	Information	14-147336	
5/22/2014 4:54:29 PM	Assault in Progress	Gone on Arrival	14-169788	
6/4/2014 7:20:37 PM	Audible Business Alarm	False	14-188417	

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 92

Pct 5

ADDRESS: 1926 3 AV S

Date/time	Problem	Disposition	Case #	Apt./Flr.
6/26/2012 1:37:29 AM	Domestic	Report	12-196272	26
7/1/2012 10:19:37 AM	Burglary Dwlng In Progress	Report	12-202763	1
7/8/2012 12:05:14 PM	Check the Welfare		12-211045	
8/17/2012 2:25:22 PM	Person with a Weapon	Booking	12-259353	25
8/18/2012 12:46:42 AM	Disturbance	All OK	12-260153	3
8/22/2012 10:10:57 PM	Disturbance	Cancel	12-265580	
9/10/2012 5:35:32 PM	Disturbance	All Quiet	12-287600	3
9/16/2012 4:30:47 AM	Poss Personal Injury Acc	Assist	12-294083	
9/18/2012 2:44:06 PM	Unknown Trouble	Unfounded	12-296356	
10/9/2012 12:32:14 PM	Domestic	Advised	12-318564	
10/9/2012 10:37:23 PM	Down Outside-One	Transport	12-319144	
10/14/2012 3:04:42 PM	Unknown Trouble	Assist	12-324270	
10/15/2012 7:50:08 PM	Threats	Advised	12-325408	1
10/17/2012 9:37:17 PM	Poss Personal Injury Acc	Cancel	12-327699	
10/29/2012 2:58:23 AM	Burglary Dwlng - Report	Report	12-339703	1
10/29/2012 6:52:33 AM	Recover Property	Information	12-339740	1
11/15/2012 11:15:06 AM	Domestic	Report	12-355935	22
12/5/2012 7:19:49 PM	Unknown Trouble	No Service	12-375014	25
12/9/2012 8:07:54 AM	Trespass in Boarded Dwell	No Service	12-378598	4
12/22/2012 5:17:54 PM	Domestic	Information	12-390826	4
12/22/2012 8:09:27 PM	Domestic Abuse Report Only	Information	12-390929	4
12/22/2012 9:18:17 PM	Unknown Trouble	Booking	12-390985	4
1/13/2013 4:51:20 PM	Disturbance	All OK	13-011772	
1/17/2013 1:15:42 PM	Disturbance	Advised	13-015399	21
1/25/2013 7:22:15 PM	Domestic Abuse-In Progress	No Service	13-023257	6
1/27/2013 11:53:37 AM	Domestic Abuse-In Progress	Booking	13-025062	6
1/27/2013 5:49:48 PM	Disturbance	Unfounded	13-025254	25
1/30/2013 3:56:12 PM	Emotionally Disturb Person	Assist	13-028077	21
2/2/2013 3:10:33 AM	Damage Property-In Progress	Gone on Arrival	13-030753	
2/2/2013 12:36:19 PM	Burglary Dwlng - Report	Report	13-031008	5
2/16/2013 7:43:03 PM	Domestic Abuse-In Progress	Advised	13-045775	3
2/17/2013 8:04:30 PM	Suspicious Person	All OK	13-046837	
2/20/2013 10:51:34 PM	Domestic Abuse-In Progress	Report	13-050288	6
2/21/2013 7:35:42 PM	Disturbance	Advised	13-051261	21
2/23/2013 12:31:08 PM	Domestic	Sent	13-053116	3
2/23/2013 7:40:24 PM	Disturbance	Advised	13-053551	21
2/24/2013 12:27:22 AM	Fight	Advised	13-053863	21
2/27/2013 10:37:12 AM	Tenant Trouble	Information	13-057441	21

Pct 5

ADDRESS: 1926 3 AV S

Date/time	Problem	Disposition	Case #	Apt./Flr.
3/1/2013 10:49:49 PM	Suspicious Person	Gone on Arrival	13-060780	
3/3/2013 2:56:08 AM	Disturbance	All Quiet	13-062315	31
3/8/2013 1:16:05 PM	Disturbance	Gone on Arrival	13-068198	3
3/12/2013 5:23:18 PM	Neighbor Trouble	Advised	13-073030	23
3/17/2013 4:16:37 AM	Music-Loud	Advised	13-078735	3
3/20/2013 5:28:20 PM	Check the Welfare	Information	13-082336	21
3/21/2013 2:31:15 PM	Disturbance	Advised	13-083434	3
3/22/2013 4:22:58 PM	Neighbor Trouble	Advised	13-084797	
3/22/2013 9:49:15 PM	Disturbance	Advised	13-085208	3
3/25/2013 5:15:06 PM	Check the Welfare	No Service	13-088201	21
4/4/2013 5:53:42 PM	Check the Welfare	Unfounded	13-100370	
4/4/2013 9:36:41 PM	Check the Welfare	Unable to Locate	13-100626	
4/10/2013 1:22:18 PM	Unwanted Person	Transport	13-107557	
4/10/2013 3:19:58 PM	Unwanted Person	Detox	13-107700	3
5/1/2013 2:25:54 PM	Emotionally Disturb Person	Assist	13-132834	
5/16/2013 12:51:47 PM	Domestic	Sent	13-150857	3
5/18/2013 10:58:03 PM	Unwanted Person	No Service	13-154071	3
5/24/2013 1:38:52 PM	Unwanted Person	Sent	13-161134	3
6/19/2013 6:10:31 PM	Domestic	Sent	13-194015	3
6/21/2013 9:13:57 PM	Disturbance	Advised	13-196973	3
6/21/2013 9:41:52 PM	Unwanted Person	Sent	13-197027	3
6/25/2013 6:06:42 PM	Domestic	Cancel	13-202115	3
6/25/2013 6:48:05 PM	Domestic	Advised	13-202166	
6/29/2013 10:02:09 PM	Assist Fire Personnel	Assist	13-207650	3
6/30/2013 8:21:31 AM	Retrieve Prop/Dom Situation	No Service	13-208201	3
7/1/2013 4:12:46 AM	Property Damage/Hit & Run		13-209248	32
7/6/2013 5:35:11 PM	Domestic	Sent	13-215949	3
7/12/2013 7:48:36 PM	Unwanted Person	Transport	13-223753	3
7/13/2013 2:12:32 AM	Domestic	Gone on Arrival	13-224251	
7/13/2013 10:07:56 PM	Domestic	Transport	13-225248	3
7/18/2013 6:55:25 AM	Down Outside-One	All OK	13-230844	
7/20/2013 3:39:51 PM	Domestic Abuse-In Progress	Booking	13-234007	3
8/8/2013 9:02:08 PM	Unwanted Person	Advised	13-258482	03 or 104
8/22/2013 2:29:39 AM	Theft	Gone on Arrival	13-275180	
10/9/2013 12:49:16 AM	Disturbance	Assist	13-333994	
10/15/2013 9:18:49 PM	Assault in Progress	Booking	13-343223	
10/18/2013 12:09:41 AM	Check the Welfare	Unable to Locate	13-346027	3
11/6/2013 2:41:42 PM	Unknown Trouble	No Service	13-369898	202
11/27/2013 1:46:33 PM	Domestic Abuse-In Progress	Report	13-395300	31
12/12/2013 11:56:03 AM	Retrieve Prop/Dom Situation		13-411747	
12/27/2013 10:14:34 AM	Domestic	All OK	13-427942	31
2/4/2014 9:29:30 AM	Threats	Information	14-036854	24
2/20/2014 10:35:28 PM	Assist EMS Personnel	Assist	14-055926	23
2/21/2014 11:44:04 PM	Unwanted Person	Advised	14-057034	34
2/22/2014 12:08:23 AM	Suspicious Person	Advised	14-057064	
3/13/2014 9:04:40 AM	Check the Welfare	Assist	14-079859	34
3/13/2014 6:30:08 PM	Check the Welfare	Information	14-080424	22
3/16/2014 3:14:47 PM	Suspicious Person	Gone on Arrival	14-084137	2
3/16/2014 5:40:58 PM	Suspicious Person	Assist	14-084255	

Pct 5

ADDRESS: 1926 3 AV S

Date/time	Problem	Disposition	Case #	Apt./Flr.
3/16/2014 10:34:36 PM	Dead Person	Report	14-084553	
3/17/2014 6:05:13 PM	Check the Welfare	All OK	14-085418	22
3/19/2014 11:45:45 PM	Fight	Sent	14-088114	3
4/10/2014 9:53:12 PM	Threats	Advised	14-115938	24
4/27/2014 11:22:37 PM	Check the Welfare	All OK	14-137935	SEMENT

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 19

Pct 1

ADDRESS: 1501 HAWTHORNE AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/12/2012 6:17:18 PM	Theft - Report Only	Report	12-216117	
7/13/2012 3:27:59 PM	Check the Welfare	Gone on Arrival	12-217185	101
7/13/2012 7:51:10 PM	Check the Welfare	All OK	12-217433	101
7/16/2012 6:01:06 PM	Domestic Abuse-In Progress	Advised	12-220771	
3/9/2013 2:01:39 AM	Suspicious Person	No Service	13-069026	
6/10/2013 2:07:08 PM	Emotionally Disturb Person	Assist	13-181895	200
6/22/2013 3:52:27 PM	Disturbance	Gone on Arrival	13-198028	
7/19/2013 2:07:33 PM	Recover Property	Report	13-232601	3
9/22/2013 5:35:17 PM	Attempted Suicide	Assist	13-313616	
10/11/2013 12:29:44 PM	Domestic Abuse-In Progress	Assist	13-337412	
12/2/2013 2:49:10 PM	Assist EMS Personnel	All OK	13-400910	104
1/1/2014 11:32:41 PM	Check the Welfare	No Service	14-001186	
2/10/2014 11:41:19 AM	Property Damage Accident	Cancel	14-044080	
4/12/2014 2:48:48 AM	Prowler	All OK	14-117826	
4/25/2014 10:13:33 AM	Unwanted Person		14-134515	200
4/29/2014 7:48:15 PM	Mysterious Disappearance	Report	14-139871	
5/14/2014 5:11:43 PM	Attempted Suicide	Assist	14-159344	
5/15/2014 12:37:00 PM	Down Outside-One	Assist	14-160352	
5/29/2014 7:30:21 AM	Unknown Trouble	Advised	14-179258	200

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 16

Pct 5

ADDRESS: 1920 LASALLE AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
12/13/2012 6:44:25 PM	Sound of Shots Fired	Assist	12-382257	
1/7/2013 11:15:55 PM	Threats	Advised	13-006539	
1/31/2013 7:14:26 PM	Threats	Advised	13-029345	205
3/9/2013 11:13:24 AM	Property Damage Accident	Report	13-069312	
5/25/2013 9:37:49 PM	Sound of Shots Fired	Cancel	13-162815	
6/16/2013 10:52:12 PM	Fight	Booking	13-190401	201
6/19/2013 12:38:40 AM	Check the Welfare	All OK	13-193116	107
7/8/2013 12:25:44 PM	Walk Through a Building	Information	13-217865	
11/2/2013 11:58:09 PM	Disturbance	Gone on Arrival	13-365755	
11/4/2013 6:15:14 PM	Music-Loud	Advised	13-367736	
11/15/2013 1:31:29 PM	Dead Person	Report	13-380751	
11/16/2013 10:22:23 AM	Miscellaneous	Information	13-381925	
11/27/2013 11:17:11 AM	Check the Welfare	All OK	13-395185	307
3/20/2014 5:41:28 PM	Threats	Report	14-088864	
5/18/2014 3:34:10 PM	Check the Welfare	All OK	14-164495	

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 45

Pct 5

ADDRESS: 3710 NICOLLET AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
7/25/2012 12:00:59 PM	Domestic	Advised	12-231081	320
8/14/2012 9:16:35 PM	Assault Report Only	Cancel	12-255927	219
8/29/2012 10:16:57 AM	Miscellaneous	Inservice	12-272944	
8/29/2012 11:06:01 AM	Attempt Pick-Up		12-272991	
8/29/2012 12:52:48 PM	Suspicious Person	Cancel	12-273107	
9/8/2012 3:45:51 AM	Damage Property-In Progress	Information	12-284956	
10/15/2012 6:32:12 PM	Domestic	Advised	12-325346	205
12/6/2012 12:32:00 AM	Suspicious Person	Sent	12-375275	
12/9/2012 5:33:43 PM	Unknown Trouble	Cancel	12-378890	
12/9/2012 5:34:39 PM	Domestic Abuse Report Only	Report	12-378892	205
12/10/2012 12:24:32 PM	Domestic Abuse-In Progress	Advised	12-379415	205
1/27/2013 1:40:00 AM	Assault in Progress	Transport	13-024788	
2/16/2013 7:23:17 PM	Domestic Abuse-In Progress	Refused	13-045750	
3/2/2013 9:18:54 AM	Miscellaneous	Advised	13-061258	
3/4/2013 3:51:51 PM	Suspicious Vehicle		13-063679	
3/7/2013 10:41:16 PM	Miscellaneous	Information	13-067593	
4/2/2013 2:59:51 PM	Miscellaneous	Report	13-097543	
4/10/2013 6:37:51 PM	Neighbor Trouble	Advised	13-107906	302
5/26/2013 12:36:31 AM	Fight	Assist	13-163037	
8/8/2013 6:58:32 PM	Domestic Abuse-In Progress	Assist	13-258355	304
10/1/2013 5:54:36 PM	Assault in Progress	Advised	13-324359	207
10/3/2013 1:04:02 AM	Burglary Biz - In Progress	False	13-326182	
12/10/2013 1:11:17 PM	Domestic	Sent	13-409692	211
12/21/2013 9:30:00 PM	Customer Trouble	Report	13-422822	
12/29/2013 2:21:08 AM	Person with a Gun	Assist	13-430014	
12/29/2013 3:01:13 AM	Suspicious Vehicle	Report	13-430045	
1/31/2014 1:01:04 PM	Tenant Trouble		14-032484	312
2/3/2014 7:24:52 AM	Unwanted Person	Sent	14-035703	
2/17/2014 4:56:45 AM	Unwanted Person	Gone on Arrival	14-051938	
2/17/2014 5:04:06 AM	Unwanted Person	Sent	14-051940	
3/1/2014 2:27:04 PM	Domestic	Gone on Arrival	14-065652	306
3/7/2014 2:46:29 AM	Assault Report Only	Report	14-072326	
4/5/2014 11:38:18 PM	Domestic Abuse-In Progress	Refused	14-109432	308
4/8/2014 10:59:53 PM	Domestic Abuse Report Only	Information	14-113191	306
4/9/2014 10:41:51 PM	Domestic	Advised	14-114559	
4/11/2014 7:47:36 PM	Theft - Report Only	Report	14-117235	310
4/15/2014 3:38:46 AM	Domestic	All OK	14-121441	306
4/17/2014 2:30:46 PM	Property Damage/Hit & Run	Gone on Arrival	14-124563	

Pct 5

ADDRESS: 3710 NICOLLET AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
4/21/2014 7:58:17 PM	Assault in Progress	Gone on Arrival	14-130064	
4/22/2014 5:58:41 PM	Theft	Advised	14-131243	202
4/29/2014 10:21:05 PM	Fight	Gone on Arrival	14-140052	
5/12/2014 10:44:02 AM	Damage Property-Rpt Only	Report	14-156347	
5/25/2014 3:29:21 AM	Unknown Trouble	Sent	14-173728	
6/10/2014 9:36:33 PM	Recover Property	Assist	14-196827	213
6/14/2014 10:13:24 PM	Disturbance	All OK	14-202553	

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 8

Pct 5

ADDRESS: 2216 CLINTON AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
11/25/2012 3:05:42 AM	Theft	Assist	12-365019	
2/3/2013 4:39:09 PM	Property Damage/Hit & Run	Gone on Arrival	13-032122	4
8/20/2013 3:39:23 AM	Domestic with Weapons	Advised	13-272589	4
8/20/2013 9:01:49 PM	Domestic	Advised	13-273550	4
12/4/2013 7:43:37 AM	Damage Property-Rpt Only	Report	13-402890	
4/13/2014 4:56:25 PM	Domestic with Weapons	Advised	14-119632	5DVU2
4/18/2014 4:34:00 PM	Assault in Progress	Advised	14-126068	2
5/13/2014 3:28:08 PM	Retrieve Prop/Dom Situation	Assist	14-157984	

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 15

Pct 5

ADDRESS: 2220 CLINTON AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
8/15/2012 11:25:37 AM	Traffic Law Enforcement	Tagged	12-256524	
9/17/2012 4:58:27 PM	Property Damage/Hit & Run	Report	12-295418	
9/18/2012 11:28:36 AM	Auto Theft	Report	12-296144	5
10/17/2012 9:19:08 PM	Traffic Law Enforcement	Advised	12-327680	
11/23/2012 7:25:45 AM	Emotionally Disturb Person	Transport	12-363235	4
11/23/2012 10:34:03 AM	Domestic	Advised	12-363308	4
11/23/2012 11:14:00 PM	Domestic	No Service	12-363843	
11/24/2012 2:23:12 AM	Unknown Trouble	Transport	12-364025	4
11/24/2012 2:21:55 PM	Emotionally Disturb Person	Advised	12-364345	4
8/13/2013 9:28:31 AM	Auto Theft	Report	13-263997	1
12/4/2013 8:28:07 AM	Damage Property-Rpt Only	Report	13-402910	
1/25/2014 10:18:16 PM	Down Outside-One w/Fire	Transport	14-026799	
2/15/2014 10:22:48 PM	Domestic Abuse Report Only	Report	14-050533	
3/20/2014 7:51:54 PM	Parking Problem	Inservice	14-089004	
5/26/2014 11:14:58 PM	Domestic	Transport	14-175962	5

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 9

Pct 3

ADDRESS: 5360 RIVERVIEW RD

Date/time	Problem	Disposition	Case #	Apt./Flr.
1/27/2013 10:53:42 PM	Check the Welfare	Cancel	13-025436	
3/28/2013 12:59:23 PM	Check the Welfare	No Service	13-091610	
9/25/2013 5:07:09 PM	Check the Welfare		13-316932	208
12/9/2013 8:38:52 PM	Emotionally Disturb Person	Report	13-409023	313
12/30/2013 8:48:20 PM	Suspicious Person	Unable to Locate	13-431623	206
2/12/2014 8:37:30 PM	Neighbor Trouble	Advised	14-046820	
4/13/2014 10:13:18 AM	Domestic	Advised	14-119350	107
5/8/2014 3:43:07 PM	Check the Welfare	Advised	14-151462	315
5/21/2014 9:22:01 PM	Check the Welfare	All OK	14-168791	208

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 6/27/2014

Date range: 6/25/2012 through 6/26/2014

Call count: 6

Pct 3

ADDRESS: 3806 3 AV S

Date/time	Problem	Disposition	Case #	Apt./Flr.
5/22/2013 10:45:56 PM	Disturbance	Gone on Arrival	13-158916	B
6/17/2013 9:59:02 AM	Domestic Abuse Report Only	Report	13-190784	A
11/28/2013 1:02:49 PM	Domestic	Advised	13-396396	B
6/12/2014 11:54:20 AM	Domestic Abuse-In Progress	Advised	14-198960	B
6/12/2014 11:54:56 AM	Domestic Abuse-In Progress	Cancel	14-198962	B
6/20/2014 4:31:23 PM	Check the Welfare	All OK	14-210517	B

Jackie Hoogenakker

From: Stephanie Christensen <chris402@umn.edu>
Sent: Sunday, August 10, 2014 3:34 PM
To: Jackie Hoogenakker
Subject: Opposition of Rezoning 3330 W. 66th Street, Edina

Dear Members of the Edina City Council:

I am writing in response to the news of a potential “temporary” youth housing that is being proposed in the neighborhood that I have lived in since 2006. I am opposed to this initiative as I feel that the targeted population is unstable. I am sad that many of these teenagers did not have the same upbringing that I had and that some of them are plagued with mental illness.

I feel that although this sounds like a great proposition in theory; I think that we all need to realize that sociology studies have shown that many individuals like this, unfortunately, find refuge in reverting back to what they were accustomed to. I think that there will be an increase in crime in this area. When I initially moved here, I spoke with an Edina police officer who informed me that this is a safe neighborhood as the only calls they needed to respond to were medical in nature. I suspect, in contrast, these statistics will change rather quickly due to the vulnerability of these individuals in bringing drugs, violence, and other mechanisms that helped them with survival.

Our current neighborhood demographics consist of a high percentage of people who are ages 55+. Many of these people have set routines and are comfortable with walking freely in the neighborhood for exercise OR with either taking the bus, walking to complete their errands, or getting to their car without having a concern of FEAR. My husband and I are much younger and enjoy the liberty of knowing that we live in one of the safest neighborhoods in the Twin Cities.

I disagree with the proposition that has been made that these teenagers will be able to get a job quickly, and to make assumptions that the vendors at Southdale Shopping Center will be able to have positions. Most companies, large and small, require background checks and references. Most entry level jobs have a high turnover rate; thus, will this population who will be potentially living independently be able to keep a steady job?

I appreciate your time with reading my opposition to this proposed temporary teenage youth housing project. I hope that you will take these factors into consideration in making this critical decision. Now is the time to reason with judgment; as, unfortunately, if this comes to fruition, it will not be as easy to reverse the actions made.

Regards,

Stephanie C. Batt, MBA

Memo: Beacon Interfaith Housing Collaborative

3330 West 66th Street, Edina, MN

To whom it may concern:

I would like to voice my opinion opposing this project at the above stated address. While it is tragic that these young adults have experienced homelessness, I believe that in moving forward with this project we are allowing a group of high risk individuals closer into our community. These people through the experiences that they have had are more likely to have been exposed to drugs, alcohol, and crime as a means to survive. I am not naïve enough to believe that we don't have any of those things in this community, but now we are going to build a house to hold individuals who are more likely to turn to those options in the event that life doesn't not turn out how they would expect it to for them.

Also these individuals are more likely to have been abused or have mental health problems which is also something that they would pass on to another individual given the wrong opportunity. Life on the streets is definitely something that I would not wish upon anyone, but they have experienced this and cannot have gotten through this unscathed. There are bound to be repercussions pertaining to the mental stability of these individuals, which can in turn bring about a negative impact on our community.

In summation, I am not in support of this project as I believe that the risks for bringing these individuals into our community are too high of a price to pay. While a certain percentage of them are bound to make it and be assets to the community, I believe that too many of them will turn to the things that helped them survive life on the streets as a means to overcome current hardships because it is the thing that they know the best and would be the easiest option for them to get through something that is frustrating them.

Regards,

Chris Batt

6400 York Ave S #204

Edina, MN 55435

Received
8/11/14

Jackie Hoogenakker

From: Cary Teague
Sent: Monday, August 11, 2014 8:21 AM
To: Jackie Hoogenakker
Subject: FW: I support 66 West



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
4801 W. 50th St. | Edina, MN 55424
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: Nick Pearce [<mailto:nickjp6@gmail.com>]
Sent: Sunday, August 10, 2014 11:13 AM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); joshsprague@edinarealty.com; swensonann1@gmail.com
Cc: Cary Teague
Subject: I support 66 West

Hello -

I am writing to indicate my **FULL SUPPORT** of the Beacon Interfaith Housing Collaborative "66 West" project in Edina. Providing housing to homeless youth is of critical importance in our community. Beyond the moral imperative, there are great benefits to be reaped by helping disadvantaged young citizens become productive members of our society. And, as your research on the matter has certainly shown, the perceived negative aspects of this kind of project, such as an increase in crime, seldom become a reality. In fact, crime will often go down as the stress of homelessness that can lead to crime has been mitigated.

I hope you all will vote in favor of this project should it reach the city council.

Best Regards and thank you for your dedication to the City of Edina!

Nick and Sara Pearce
4367 Thielen Avenue
Edina, MN 55436

Jackie Hoogenakker

From: Amy Tuchenhagen <amythagen@netscape.net>
Sent: Monday, August 11, 2014 1:59 PM
To: Jackie Hoogenakker
Subject: Beacon Interfaith Housing project

Hello,

I have a question for the planning commission regarding the Beacon project on 66th St.

I support this project as it seems there are good guidelines in place to make it successful. My question is what happens when and if the Beacon project vacates this building at some point down the line. Will it still be zoned for a similar group to move in? What guidelines will be in place to be sure another responsible group takes over, and not a group with less stringent guidelines and support? My husband and I are nearby residential property owners and we are concerned about this.

Thank you,
Amy Tuchenhagen
home: 952-932-7292
cell: 612-418-4359

Jackie Hoogenakker

From: Cary Teague
Sent: Monday, August 11, 2014 8:19 AM
To: Jackie Hoogenakker
Subject: FW: homeless housing

Cary Teague, Community Development Director
4801 W. 50th St. | Edina, MN 55424

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236 cteague@EdinaMN.gov | www.EdinaMN.gov/Planning ...For
Living, Learning, Raising Families & Doing Business -----Original Message-----

From: Dede Darling [<mailto:dxbell@aol.com>]

Sent: Sunday, August 10, 2014 10:49 PM

To: Cary Teague

Subject: homeless housing

I am strongly not in favor of this project. How many Edina homeless youths will this proposed project house and who is paying the 10 million after some churches have paid in a meager \$80,000

Dede Darling

Jackie Hoogenakker

From: Mary Hogan <maryh0074@gmail.com>
Sent: Tuesday, August 12, 2014 5:03 PM
To: Jackie Hoogenakker
Subject: Housing project

To whom it may concern,

I am opposed to the development of the TCF property into a housing unit for the young and homeless. I live just a block and a half away in a Colony townhouse. I often walk and bike that road many times a week.

This has always been a quiet complex and I feel very safe here.

I feel this project could not only bring more car traffic, but also young, troubled adults walking the area. A four story building does not fit well in that space.

Please vote this project down.

Concerned resident,
Mary Hogan

Mary Hogan
Sent from my iPad

Re: Lot 2 Block 3
Southale Acres August 11, 2014

I am Very Against
having homeless young
people move in to
this area.

There is an aging
populace of retired
people who have worked
all their lives and retired
who want to be left in
peace and feel safe.
They want to be able
to go for walks and not
be accosted by people

For money or whatever,
I have personally
seen this idea in
other elderly neighborhoods
(my mothers) where
young people with no
jobs and a lot of
time on their hands
waiting for the next
welfare hand-out rather
than getting a job and
not being homeless.

Mrs Dale Roberg

August 10, 2014

Edina City Council
4801 W. 50th Street
Edina, MN 55424

Dear Friends,

I heartily support the 66 West project to provide housing and services to homeless youth. In fact, I'm startled and a little embarrassed to learn of mean-spirited opposition to such a transparently worthy undertaking.

While I'm at it, I urge you to consider mandating a percentage of new housing developments as "affordable." Other places do it to achieve both diversity and equity. So should we. (Please correct me if that's already being done. But news reports concerning the several large developments near Southdale and Byerly's don't mention such set-asides. And it's obviously not a policy being implemented just down the block from me, between Morningside Road and Lyttel Street, where one large structure is soon to be replaced by seven architect-designed, "high-end" homes.)

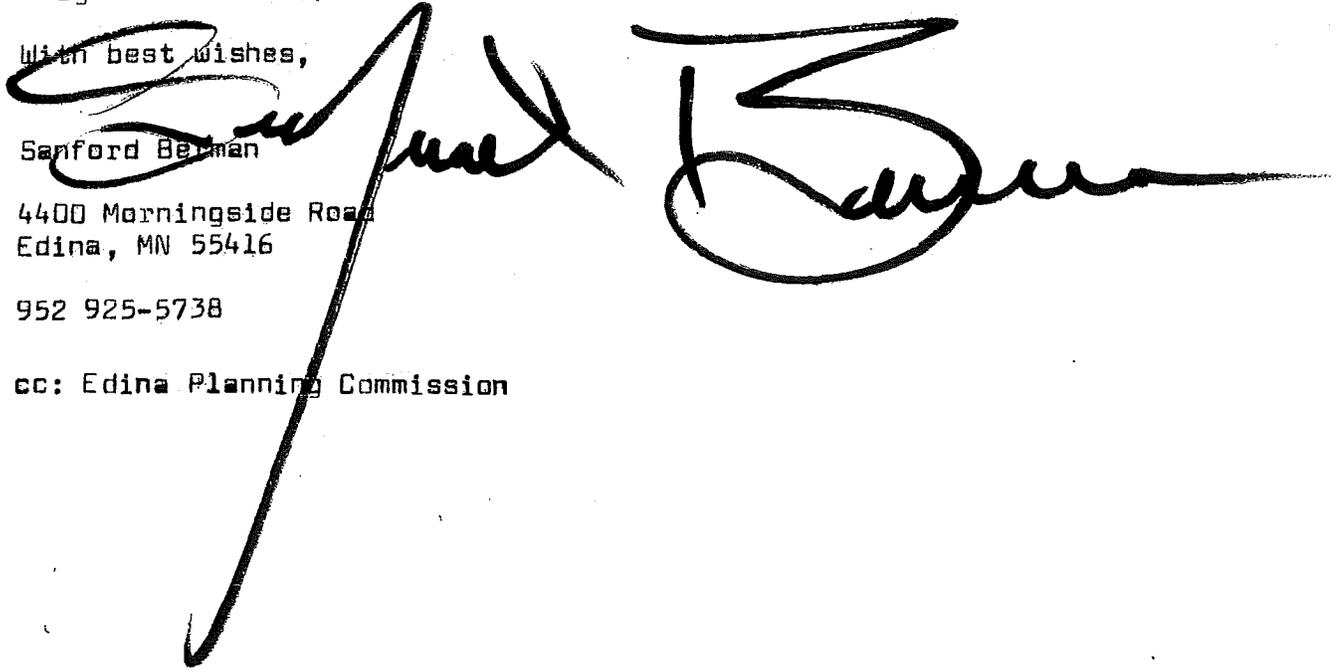
With best wishes,

Sanford Berman

4400 Morningside Road
Edina, MN 55416

952 925-5738

cc: Edina Planning Commission

A large, stylized handwritten signature in black ink, which appears to read "Sanford Berman". The signature is written over the typed name and address, extending across the width of the page.

around the metro

Edina weighs homeless housing

The \$10 million project for at-risk youths has generated hundreds of e-mails, letters.

By KELLY SMITH
kelly.smith@startribune.com

Plans for homeless youth apartments in Edina are pitting churches and hundreds of parishioners against some businesses and residents who think the project isn't the right fit for the Southdale area and could increase crime in the suburb.

On Wednesday, hundreds of supporters and opponents are expected to pack the city's Planning Commission to discuss the \$10 million project called 66 West. It would be the first apartment building for homeless youths in the western suburbs, estimated to number about 250.

"I'm confident we have the right project in the right place," said Anne Mavity, director of new projects for Beacon Interfaith Housing Collaborative, the St. Paul organization behind the project. "We think this project is ready to go."

For the past two years, local churches have been working with Beacon Interfaith to convert a TCF

Bank building off W. 66th Street into the 39-unit apartment building, which would have space for counselors to help homeless youths finish school and find jobs.

In July, more than 170 supporters rallied for the project outside City Hall before a Planning Commission meeting. But the project was tabled to give businesses and community members more notice. On Wednesday, the Planning Commission is expected to vote on rezoning and changing the city's comprehensive plan to allow the building — the first formal step in a lengthy process.

Community Development Director Cary Teague said the city recommends support for 66 West, citing a Beacon project in Minneapolis that is "well-done and well-run." Plus, he said, one of Edina's goals is to provide more affordable housing.

So far, city leaders have gotten hundreds of letters and e-mails on the project, mostly in support.

But a nearby business told the city it's concerned that Beacon's two-story building isn't the right fit for the dense commercial and medical area of Southdale, which allows for buildings as tall as 12 stories. Sev-

IF YOU GO

What: Edina Planning Commission

When: 7 p.m. Wednesday

Where: City Hall, 4801 W. 50th St., Edina

eral residents said they were concerned that the building didn't fit in that area of Edina and that bringing homeless youth to the community could increase crime and illegal drugs while decreasing homeowners' property values.

While Mavity said she understands the concerns, she said the building will help homeless youths, which increased in Hennepin County suburbs by 27 percent between 2005 and 2011. The estimate of 250 homeless youths counts those in the Bloomington-Richfield-Edina area.

"There's not a lot of affordable housing in Edina, so there's not experience with this," she said. "But it's a positive contribution to the community opposed to the fears and concerns that may rise in people's minds."

After two years of planning and looking at many other sites, Mavity said the bank building, at 3330 W.

66th St., is the perfect location for the apartments because it's across the street from a Metro Transit bus stop and is in the midst of many nearby entry-level jobs that could provide employment.

Beacon would expand the building for 39 studio apartments, each between 355 and 456 square feet. It would also have offices, a community area for residents, a fitness room, a computer lab and laundry.

Edina Community Lutheran Church has committed \$80,000 and considerable staff and parishioner time toward the \$10 million project. Several other churches in Richfield and Edina are also supporting it.

"It's really powerful to watch the community come together," said Mavity, a member of the St. Louis Park City Council. "You rarely get that kind of passion in support of something."

If the Planning Commission recommends approval of the rezoning and comprehensive plan changes, the plans are expected to go to the City Council for a vote next month.

Kelly Smith • 612-673-4141
Twitter: @kellystrib



Edina Community Lutheran Church

4113 West Fifty-Fourth Street, Edina, Minnesota 55424-1432

Phone: 952.926.3808 • Fax: 952.920.4418 • www.eclc.org

August 11, 2014

My name is Lauren Morse-Wendt, I live in St. Paul, but I am a Diaconal Minister serving Edina Community Lutheran Church at 4113 W. 54th Street in Edina. Over the past 3 years, our congregation has passionately delved into hearing the stories of youth experiencing homelessness in our community. I'd like to take a moment to give you a snapshot of the reality of youth homelessness in our neighborhood. This is the story of "Joe": he is a conglomeration of dozens of stories we've heard.

Joe is an 18 year old who grew up in Edina. His parents are divorced and he grew up with his mom, who struggled with chemical dependency. Joe made his way through high school, but around the time of graduation his mom said it was time for her to find a new place. Joe felt that it would be healthiest for him to not follow her; and instead chose to stay in the community that he knew best with friends nearby. He knew he couldn't afford Edina apartments with his part time deli job, so he began staying with friends for two weeks at a time. He could always tell when their parents were ready for him to move on. When fall arrived, his friends began leaving for college and he knew he was a bigger burden on those family's homes. He started to spend more nights on metro buses. He was afraid of the overcrowded downtown shelters for adults with real street experience. As classes began at Normandale Community College, he realized he had missed the deadline. He still planned to enroll, but didn't know how to apply for financial aid, get transportation to school, or get enough money for food now that he wasn't eating at friends' homes anymore. What Joe needed was a supportive community to teach him these life skills and help him become a self-sufficient, stable adult who could thrive in the community he loved. What Joe needed, was 66 West.

As our congregation has worked towards the dream of 66 West, we've shared stories like Joe's with thousands of people. We've given presentations to Edina faith communities, neighborhood associations, civic groups, senior clubs, the general public, schools, corporations, government leaders, and individuals who reside, work, or worship in Edina.

The response, I am proud to say, has been overwhelmingly positive. You may know that the City Council has received over 400 emails or postcards supporting the building of 66 West on this site. We have been formally endorsed by several faith communities as well as the Edina Challenge Initiative as a necessary and worthy project in our community. These letters and endorsements are just a fraction of the supporters in Edina who believe that affordable housing belongs here.

I understand that some concerns have been voiced over whether this is the "highest and best use" for this site. I strongly believe that it is. If "highest and best use" is only a capital term, determined by how much property tax revenue is accrued... then affordable housing will never, ever be the highest and best use for any site. However, if we consider the long term benefit of providing safe, stable housing for our youth who go on to be self-sufficient, successful adults, then it most certainly is. What better use for our land is there than transforming lives? Edina has long shown a commitment to considering far more factors than just revenue when considering highest and best use. After all, we wouldn't have the excellent parks, libraries, or schools already in our community if it were only about immediate revenue. I believe Edina will again make the long-term best choice by seeing the great benefit of affordable housing through 66 West.

We in Edina have a chance to be regional leaders by choosing affordable housing as a highest and best use for our land. Thank you for your own deep commitment to the present and the future of our community and ask you to support the approval of building a home for Joe and so many others in our community.

Sincerely,

Lauren Morse-Wendt

Received
8/11/2014

Jackie Hoogenakker

From: Kathy J. Dahl <kdahl@bestlaw.com>
Sent: Tuesday, August 12, 2014 11:52 AM
To: Jackie Hoogenakker
Subject: Case File 2014.008 - Beacon Interfaith Housing Collaborative

I live at the Colony at Edina on Barrie Road. While I appreciate the altruistic attempts of organizations to help people, I do not support the proposed complex for homeless young adults and I do not believe it is in the best interest of my neighborhood to rezone the TCF Bank property to allow the building of a homeless shelter.

I am very concerned that rezoning the area and putting in this shelter will adversely affect my property values, my ability to sell my property and adversely affect the security of my neighborhood.

I therefore request that the Planning Commission not approve the rezoning of the TCF Bank property. Please put the well-being of the current residents and taxpayers of my neighborhood above the wants of Beacon Interfaith Housing Collaborative.

Kathryn Dahl
6301 Barrie Road
Edina, MN 55435

Jackie Hoogenakker

From: Lynette Biunno on behalf of Edina Mail
Sent: Monday, August 11, 2014 9:43 AM
To: Jackie Hoogenakker
Subject: FW: Can I read a statement on Wed. 8/13/14 at 7 PM?

Hi Jackie,

Can you assist this person??



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Gary Moses [<mailto:garymari@aol.com>]
Sent: Monday, August 11, 2014 9:28 AM
To: Edina Mail
Subject: Can I read a statement on Wed. 8/13/14 at 7 PM?

Thank you.

I would like to read a statement at the hearing on Wednesday, August 13, 2014, at 7:00 pm

Is there any possibility that this could happen?

Thank you, Marilyn Peters

-----Original Message-----

From: Edina Mail <mail@EdinaMN.gov>

To: 'Gary Moses' <garymari@aol.com>

Sent: Mon, Aug 11, 2014 10:13 am

Subject: RE: I AM AGAINST Proposed Young Adult Apartment at 3330 W. 66th Street, Edina

Dear Marilyn,

Thank you for your interest in the City of Edina.

I have forwarded your message to the Mayor Hovland.
If I can be of additional assistance to you please contact me.



Lynette Biunno, Receptionist

952-927-8861 | Fax 952-826-0389

lbiunno@EdinaMN.gov | www.EdinaMN.gov

...For Living, Learning, Raising Families & Doing Business

From: Gary Moses [<mailto:garymari@aol.com>]
Sent: Saturday, August 09, 2014 4:24 PM
To: Edina Mail; jonibennett12@comcast.net; Mary Brindle (Comcast); joshprague@edinarealty.com; swensonann1@gmail.com
Subject: I AM AGAINST Proposed Young Adult Apartment at 3330 W. 66th Street, Edina

I live in the neighborhood where there is a proposed " Young Adult Apartment " at 3330 W. 66th Street, Edina, MN.
I AM TOTALLY AGAINST THIS PROPOSED APARTMENT!

I am **Legally Blind**, and have felt safe walking in my neighborhood.
I cannot drive, so I must walk. I have felt safe in the past.
With the influx of new people in the neighborhood, I will feel more at risk.
I bought a property in this neighborhood because it was safe.

There is a **Montessori School** right behind the proposed Young Adult Apartment.

They say the Young Adult apartment will have Security Service, what about us? We don't have security service!

This proposed Apartment will bring in young people from all walks and it is right across the street from Southdale. How convenient for shoplifting, grabbing purses, etc. The initial young adults will be very well screened BUT as time goes on rules often become relaxed.

Whether these "Young Adults" come from stable homes or are homeless. Many Young Adults are not mature enough to handle the responsibility of saying NO to other Young Adults who bring in bad elements of life, such as, drugs, etc. We start with 39 Studio apartments, 39 people, and THEN some will invite in friends to stay with them and soon we have 50 people.

Haven't we learned our lesson, too much of the same is just not a good thing. Look at low income housing projects in all cities.

The people who propose this apartment DO NOT live in the neighborhood!
If they want an apartment building for young adults let them put it on the church grounds.
"Edina Community Lutheran Church" at 4113 W. 54th Street, Minneapolis, MN 55424

The votes:

1. Marilyn Peters - **AGAINST**
2. Edina Community Lutheran Church & Beacon Interfaith Collaborative -- Support the proposed Young Adult Apartment (They rally many of their congregation but they should only count as ONE VOTE! a GROUP OF ONE.)

Young Adults no matter what race, color, or creed, in a group together, can just spell trouble.

Signed,

Marilyn L. Peters
(941) 840-4034

Jackie Hoogenakker

From: Kevin Staunton <kevin@stauntonlaw.com>
Sent: Wednesday, August 13, 2014 9:34 AM
To: Cary Teague; Breanne Rothstein; Breanne Rothstein; Jackie Hoogenakker; Roger Knutson
Subject: Re: Rezoning of TCF property at 66th street and Barrie Road

We should double-check on when they actually were sent notice.

On 8/13/14, 8:19 AM, "Cary Teague" <cteague@EdinaMN.gov> wrote:

>
>
>Sent from my iPhone
>
>Begin forwarded message:
>
>From: Carol Jetzer <qm109@aol.com<<mailto:qm109@aol.com>>>
>Date: August 12, 2014 at 9:37:01 PM CDT
>To: <cteague@EdinaMN.gov<<mailto:cteague@EdinaMN.gov>>>
>Subject: Rezoning of TCF property at 66th street and Barrie Road
>
>Dear Cary
>
>I represent Occupational Medicine Consultants @ 6515 Barrie Road.
>Attached to this email is a letter from their practice manager opposing
>the current plan for rezoning of the TCF Bank property. They have
>offered a suggestion for continuity of the medical campus zoning which
>is addressed herein... Because they received no notification of this
>issue until 5 August, they have not had time to develop a formal
>proposal document.
>
>We request a continuance/tabling of this project until all parties have
>had the opportunity to present opinions and potential options.
>
>Thank you
>
>E Crayne
>
>
>

OCCUPATIONAL MEDICINE CONSULTANTS, LTD
6515 Barrie Road
Edina, MN 55435

TO: City of Edina
Planning Commission
RE: proposed rezoning of property @ 66th Street and Barrie Road, Edina

August 11, 2014

Occupational Medicine Consultants has been in practice on Barrie Road since 1988. Our original office was in the 6500 Building. In the mid 1990s we contracted with Pine Hurst Properties to lease our present building at 6515 Barrie. The building was at that time a vacant, empty shell. We planned and developed the building for our medical practice and the current tenant Nova Care Physical Therapy with build out expenses totaling around \$350,000 for both units. Zoning was then and is currently for medical facilities/practices. We subsequently purchased the building from Pine Hurst Properties for \$1.56 million.

Our tax base has steadily increased over the years from an approximate \$32,000 per year in 2000 to over \$62,000 this year. This we are told is based upon the zoning requirements.

We, as neighbors to TCF Bank were unaware that the building was for sale. We, until two weeks ago when we received a letter from the City Planning Committee were uninformed regarding the pending sale of the property and were unaware of the proposal for rezoning. With the significant investment in our property at 6515 Barrie and a stable patient base since 1988 would find it extremely difficult to move. We cannot justify nor condone the proposed rezoning.

An additional concern is parking as we must accommodate a specific number of parking spaces for our patients because Nova Care sees Medicare patients and there are specific requirements.

We would propose that council would entertain continuing the present zoning and discuss with us a proposal to purchase the TCF Bank property and develop it into a Senior Citizen Day Care facility. Such a facility would be ideal for this location with proximity to a majority of Fairview physician groups, and supportive care such as Nova Care Physical Therapy, Fairview Oncology, Ophthalmology practices, dental and skin care services all of which are 'Senior Citizen' issues. Family members could bring their senior to the facility en-route to work and pick them up at end of day. The facility would transport to medical appointments and return the Senior to the Day Care Center where they could rest, relax, play cards and have peer and staff social interaction so vital to the health of the aging mind.

Because we did not receive notification of the current proposal by the planning commission until two weeks ago, we have not had time to develop a formal plan/proposal for consideration. We would request the current housing plan be temporarily placed on hold to permit time for us to make a proper formal presentation to council.

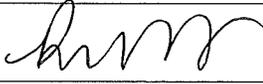
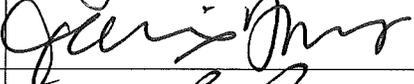
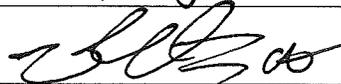
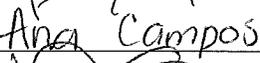
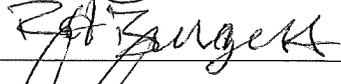
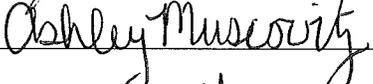
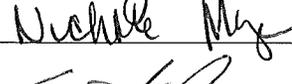
Thank you for your consideration.

Carol R Jetzer RN
Practice Manager
Occupational Medicine Consultants, Ltd @ 6515 Barrie Road, Edina
612-327-4926



OMC

Occupational Medicine Consultants
6515 Barrie Rd Edina, MN 55434

	Date	Name	Signature	Address
1	8/5/14	Pattoua Yang		6515 Barrie Rd Edina, MN 55435
2	8/5/14	Clay H. Cole		6515 Barrie Rd. Edina, MN 55435
3	8.7.14	Xe Thao		6515 Barrie Rd Edina, MN 55435
4	8.7.2014	Janie Thao		SAME 
5	8/7/14	Benito Diaz		6515 Barrie Road Edina, MN 55435
6	8/7/14	Mary Jo M. Dault		6515 Barrie Rd, Edina, MN 55435
7	8-7-14	Ana Campos		6515 Barrie rd Edina, MN 55435
8	8.8.14	Veronica Gonzales		6515 Barrie Rd. Edina MN 55435
9	8/12/14	Robert Burgess		50 Crabapple Lane Tonka Bay, MN 55331
10	8/12/14			548 Ducrest Egan
11	8/12/14	Ashley Muscovitz		6515 Barrie Rd Edina, MN 55435
12	8-12-14	Nichole Maje		6515 Barrie Rd. Edina, MN. 55435
13	8-12-14	ELLIOT CRAIGNE		6515 BARRIE RD EDINA, MN. 55435
14				
15				
16				
17				
18				
19				
20				

Minneapolis Police Department
 Strategic Information Crime Management Division
 3000 Minnehaha Ave., Minneapolis, MN 55406
 (612) 673-3082

CALLS FOR SERVICE REPORT BY BLOCK

Date range: 1/1/2012 through 5/22/2014

Run date: 5/23/2014

Call count: 170

Pct 5

3700 BLOCK OF NICOLLET

Date/Time	Address	Problem	Disposition	Case #	Apt./Flr.
7/24/2012 5:52:42 PM	3700 NICOLLET AV	Miscellaneous	Information	12-230241	
1/28/2013 5:44:09 PM	3700 NICOLLET AV	Walk Through a Building	All OK	13-026058	
2/12/2013 12:03:35 PM	3700 NICOLLET AV	On Site		13-040705	
3/1/2013 4:53:09 PM	3700 NICOLLET AV	Theft	Report	13-060319	
3/27/2013 9:13:41 AM	3700 NICOLLET AV	Property Damage Accident	Tagged	13-090164	
12/2/2013 4:57:00 AM	3700 NICOLLET AV	Burglary Business - Report	Report	13-400558	
12/24/2013 3:30:04 AM	3700 NICOLLET AV	Check the Welfare	Report	13-425135	705
1/15/2014 8:41:17 PM	3700 NICOLLET AV	Suspicious Person	Sent	14-015532	
2/6/2014 8:27:42 AM	3700 NICOLLET AV	Business Check		14-039096	
2/23/2014 4:10:49 PM	3700 NICOLLET AV	Parking Problem	Inservice	14-058786	
4/4/2012 6:09:11 AM	3701 NICOLLET AV	Check the Welfare		12-100116	202
5/7/2012 6:51:00 AM	3701 NICOLLET AV	Burglary Dwling in Progress	Assist	12-137181	
7/25/2012 12:02:52 AM	3701 NICOLLET AV	Suspicious Person	Reprimand/Release	12-230676	
3/20/2013 11:47:37 PM	3701 NICOLLET AV	Audible Business Alarm	False	13-050345	
6/1/2013 9:09:16 AM	3701 NICOLLET AV	Property Damage Accident	Advised	13-170533	
1/29/2013 7:47:22 PM	3706 NICOLLET AV	Suspicious Vehicle	Report	13-027239	
1/29/2013 7:48:12 PM	3706 NICOLLET AV	Suspicious Person	Report	13-027240	
7/10/2013 1:34:09 PM	3706 NICOLLET AV	Suspicious Person	Information	13-220614	
2/6/2014 10:01:15 AM	3706 NICOLLET AV	Property Damage/Hit & Run	No Service	14-039179	
3/16/2014 11:27:43 PM	3706 NICOLLET AV	Suspicious Vehicle	All OK	14-084610	
1/21/2012 1:53:59 PM	3710 NICOLLET AV	Neighbor Trouble	Assist	12-019887	320
1/23/2012 4:56:07 AM	3710 NICOLLET AV	Attempted Suicide	Report	12-021313	205
3/9/2012 9:38:34 PM	3710 NICOLLET AV	Unknown Trouble	Assist	12-039478	
3/11/2012 9:18:11 PM	3710 NICOLLET AV	Unknown Trouble	Booking	12-071264	
4/4/2012 2:12:41 AM	3710 NICOLLET AV	Suspicious Person	Booking	12-100047	
4/4/2012 7:09:34 AM	3710 NICOLLET AV	Check the Welfare	Information	12-100122	202
4/13/2012 4:56:10 PM	3710 NICOLLET AV	Assault in Progress	Advised	12-110272	
5/21/2012 1:18:30 AM	3710 NICOLLET AV	Suspicious Person	Report	12-153227	
6/15/2012 2:36:50 AM	3710 NICOLLET AV	Assault in Progress	Report	12-182996	306
7/25/2012 12:00:59 PM	3710 NICOLLET AV	Domestic	Advised	12-231081	320
8/14/2012 9:16:35 PM	3710 NICOLLET AV	Assault Report Only	Cancel	12-255927	219
8/29/2012 10:16:57 AM	3710 NICOLLET AV	Miscellaneous	Inservice	12-272944	
8/29/2012 11:06:01 AM	3710 NICOLLET AV	Attempt Pick-Up		12-272991	
8/29/2012 12:52:48 PM	3710 NICOLLET AV	Suspicious Person	Cancel	12-273107	
9/8/2012 3:45:51 AM	3710 NICOLLET AV	Damage Property-In Progress	Information	12-284956	
10/15/2012 6:32:12 PM	3710 NICOLLET AV	Domestic	Advised	12-325346	205
12/6/2012 12:32:00 AM	3710 NICOLLET AV	Suspicious Person	Sent	12-375275	
12/9/2012 5:33:43 PM	3710 NICOLLET AV	Unknown Trouble	Cancel	12-378890	
12/9/2012 5:34:39 PM	3710 NICOLLET AV	Domestic Abuse Report Only	Report	12-378892	205
12/10/2012 12:24:32 PM	3710 NICOLLET AV	Domestic Abuse-In Progress	Advised	12-379415	205
1/27/2013 1:40:00 AM	3710 NICOLLET AV	Assault in Progress	Transport	13-024788	
2/16/2013 7:23:17 PM	3710 NICOLLET AV	Domestic Abuse-In Progress	Refused	13-045750	
3/2/2013 9:18:54 AM	3710 NICOLLET AV	Miscellaneous	Advised	13-061258	
3/4/2013 3:51:51 PM	3710 NICOLLET AV	Suspicious Vehicle		13-063679	
3/7/2013 10:41:16 PM	3710 NICOLLET AV	Miscellaneous	Information	13-067593	
4/2/2013 2:59:51 PM	3710 NICOLLET AV	Miscellaneous	Report	13-097543	
4/10/2013 6:37:51 PM	3710 NICOLLET AV	Neighbor Trouble	Advised	13-107906	303
5/26/2013 12:36:31 AM	3710 NICOLLET AV	Fight	Assist	13-163037	
8/8/2013 6:58:32 PM	3710 NICOLLET AV	Domestic Abuse-In Progress	Assist	13-258755	304
10/1/2013 5:54:36 PM	3710 NICOLLET AV	Assault in Progress	Advised	13-324359	307
10/3/2013 1:04:02 AM	3710 NICOLLET AV	Burglary Biz - In Progress	False	13-326182	
12/10/2013 1:11:17 PM	3710 NICOLLET AV	Domestic	Sent	13-409692	211
12/21/2013 9:30:00 PM	3710 NICOLLET AV	Customer Trouble	Report	13-422822	
12/29/2013 2:21:08 AM	3710 NICOLLET AV	Person with a Gun	Assist	13-430014	
12/29/2013 3:01:13 AM	3710 NICOLLET AV	Suspicious Vehicle	Report	13-130045	
1/31/2014 1:01:04 PM	3710 NICOLLET AV	Tenant Trouble		14-032484	312
2/3/2014 7:24:52 AM	3710 NICOLLET AV	Unwanted Person	Sent	14-035703	
2/17/2014 4:56:45 AM	3710 NICOLLET AV	Unwanted Person	gone on Arrival	14-051938	
2/17/2014 5:04:06 AM	3710 NICOLLET AV	Unwanted Person	Sent	14-051940	
3/1/2014 2:27:04 PM	3710 NICOLLET AV	Domestic	gone on Arrival	14-065652	306
3/7/2014 2:46:29 AM	3710 NICOLLET AV	Assault Report Only	Report	14-072326	
4/5/2014 11:38:18 PM	3710 NICOLLET AV	Domestic Abuse-In Progress	Refused	14-109432	308
4/8/2014 10:59:53 PM	3710 NICOLLET AV	Domestic Abuse Report Only	Information	14-113191	306
4/9/2014 10:41:51 PM	3710 NICOLLET AV	Domestic	Advised	14-114559	
4/11/2014 7:47:16 PM	3710 NICOLLET AV	Theft - Report Only	Report	14-117235	310
4/15/2014 3:38:46 AM	3710 NICOLLET AV	Domestic	All OK	14-121441	306
4/17/2014 2:30:46 PM	3710 NICOLLET AV	Property Damage/Hit & Run	gone on Arrival	14-124563	
4/21/2014 7:58:17 PM	3710 NICOLLET AV	Assault in Progress	gone on Arrival	14-130064	
4/22/2014 5:58:41 PM	3710 NICOLLET AV	Theft	Advised	14-131243	202

51
Total

3700 BLOCK OF NICOLLET

Date/Time	Address	Problem	Disposition	Case #	Apt./Flr.
4/29/2014 10:21:05 PM	3710 NICOLLET AV	Fight	Gone on Arrival	14-140052	
5/1/2014 10:44:02 AM	3710 NICOLLET AV	Damage Property-Rpt Only	Report	14-156347	
1/23/2012 11:39:36 AM	3711 NICOLLET AV	Unwanted Person	Tagged	12-392650	
8/15/2012 8:17:00 PM	3714 NICOLLET AV	Disturbance	Advised	12-257211	
9/24/2012 11:29:16 PM	3716 NICOLLET AV	Suspicious Person	All OK	12-303089	
5/21/2012 11:09:50 AM	3717 NICOLLET AV	Property Damage/Hit & Run	Report	12-153570	
10/30/2012 12:05:04 PM	3717 NICOLLET AV	Theft - Report Only	Report	12-340852	
5/9/2014 10:37:21 PM	3717 NICOLLET AV	Fight	Transport	14-153220	
6/9/2013 6:04:01 PM	3719 NICOLLET AV	Damage Property-In Progress	Gone on Arrival	13-181006	
11/3/2013 11:27:19 AM	3724 NICOLLET AV	Burglary Dwling - Report	Report	13-360260	
2/24/2012 8:05:12 PM	3725 NICOLLET AV	Overdose-Accidental (E)	Report	12-054622	
4/24/2012 8:06:19 PM	3725 NICOLLET AV	Burglary Dwling - Report	No Service	12-123119	DWN
5/4/2012 10:34:18 PM	3725 NICOLLET AV	Suspicious Person	Information	12-134622	
5/30/2012 10:26:33 AM	3725 NICOLLET AV	Domestic Abuse Report Only	No Service	12-162849	
5/31/2012 12:39:31 PM	3725 NICOLLET AV	Auto Theft	No Service	12-165132	
6/1/2012 8:35:58 PM	3725 NICOLLET AV	Burglary Dwling - Report	Report	12-166699	
6/7/2012 6:53:38 PM	3725 NICOLLET AV	Auto Theft	Assist	12-169149	
6/9/2012 11:47:29 AM	3725 NICOLLET AV	Unwanted Person	Gone on Arrival	12-176092	UPS
7/10/2012 8:00:30 PM	3725 NICOLLET AV	Customer Trouble	Sent	12-213638	
7/11/2012 4:00:49 PM	3725 NICOLLET AV	Burglary Dwling - Report	Reprimand/Release	12-214676	
7/20/2012 6:59:07 PM	3725 NICOLLET AV	Burglary Dwling - Report	12-225755		
8/11/2012 1:51:24 PM	3725 NICOLLET AV	Burglary Dwling In Progress	Booking	12-251840	2
8/11/2012 2:47:51 PM	3725 NICOLLET AV	Burglary Dwling In Progress	Report	12-251888	
8/20/2012 4:58:45 PM	3725 NICOLLET AV	Attempt Pick-Up	No Service	12-263000	
8/21/2012 1:51:52 PM	3725 NICOLLET AV	Burglary Dwling In Progress	All OK	12-263909	
8/22/2012 8:09:13 AM	3725 NICOLLET AV	Attempt Pick-Up	Report	12-264778	
8/24/2012 4:54:40 PM	3725 NICOLLET AV	Theft	Report	12-267667	
9/12/2012 11:00:27 AM	3725 NICOLLET AV	Suspicious Vehicle	Cancel	12-289389	
9/28/2012 5:40:31 PM	3725 NICOLLET AV	Attempt Pick-Up	Gone on Arrival	12-306915	
9/30/2012 10:07:33 AM	3725 NICOLLET AV	Burglary Dwling In Progress	Gone on Arrival	12-309003	
10/3/2012 10:34:36 PM	3725 NICOLLET AV	Frowler	Gone on Arrival	12-312888	
10/15/2012 6:45:29 PM	3725 NICOLLET AV	Trespass in Boarded Dwell	Assist	12-325351	
10/25/2012 3:33:24 PM	3725 NICOLLET AV	Burglary Biz - In Progress	All OK	12-336234	
5/9/2014 8:50:26 PM	3725 NICOLLET AV	Kid Trouble	Cancel	14-153052	
5/13/2014 5:10:27 PM	3725 NICOLLET AV	Disturbance	Gone on Arrival	14-158117	
6/21/2012 9:01:40 AM	3726 NICOLLET AV	Threats	Report	12-190206	DWN
8/3/2013 3:29:50 AM	3726 NICOLLET AV	Unwanted Person	Gone on Arrival	13-251174	DN
8/1/2013 4:41:23 AM	3726 NICOLLET AV	Damage Property-In Progress	Report	13-251198	A/DN
3/17/2012 8:15:01 AM	3728 NICOLLET AV	Property Damage/Hit & Run	Report	12-078230	
5/17/2012 1:32:06 PM	3733 NICOLLET AV	Theft - Report Only	Report	12-149026	
6/2/2012 7:50:57 PM	3733 NICOLLET AV	Suspicious Person	Sent	12-167913	
3/4/2012 6:39:25 PM	3736 NICOLLET AV	Retrieve Prop/Dnm Situation	Refused	12-063529	
1/21/2012 3:51:54 PM	3740 NICOLLET AV	Theft	Information	12-019994	
8/8/2012 10:12:44 AM	3740 NICOLLET AV	Suspicious Vehicle	Towed	12-247990	
8/18/2012 10:53:41 PM	3740 NICOLLET AV	Suspicious Vehicle	Sent	12-261259	
2/4/2013 12:30:11 AM	3740 NICOLLET AV	Suspicious Vehicle	All OK	13-032425	
4/3/2013 1:26:40 PM	3740 NICOLLET AV	Retrieve Prop/Dnm Situation	Advised	13-098761	
6/28/2013 9:54:02 AM	3740 NICOLLET AV	Walk Through a Building	Inservice	13-205540	
12/14/2013 2:41:23 PM	3740 NICOLLET AV	Customer Trouble	Advised	13-414211	
12/14/2013 4:06:25 PM	3740 NICOLLET AV	Customer Trouble	13-414268		
1/22/2012 10:58:53 PM	3743 NICOLLET AV	Music-Loud	Advised	12-021175	
2/23/2012 6:57:17 PM	3743 NICOLLET AV	Domestic Abuse Report Only	Report	12-053467	3
5/6/2012 9:04:28 AM	3743 NICOLLET AV	Burglary Business - Report	Report	12-136261	
8/11/2012 4:08:12 AM	3743 NICOLLET AV	Audible Business Alarm	Report	12-251562	
8/23/2012 9:18:44 PM	3743 NICOLLET AV	Domestic	All OK	12-266781	3
6/13/2013 10:58:29 AM	3743 NICOLLET AV	Audible Business Alarm	False	13-185731	
10/12/2013 1:33:24 AM	3743 NICOLLET AV	Suspicious Vehicle	Advised	13-338496	
1/20/2013 8:19:43 PM	3743 NICOLLET AV	Robbery of Person	Assist	13-421454	
3/25/2012 2:29:40 PM	3745 NICOLLET AV	Theft	Report	12-088901	
4/5/2012 9:45:07 AM	3745 NICOLLET AV	Damage Property-Rpt Only	Report	12-101380	
5/5/2014 9:17:18 AM	3745 NICOLLET AV	Recover Property	Report	14-147024	
4/23/2012 8:44:14 PM	3749 NICOLLET AV	Unsecure Business	All OK	12-121886	
1/18/2013 3:01:56 AM	3751 NICOLLET AV	Assault in Progress	Tagged	13-016139	4
6/20/2013 12:18:22 PM	3751 NICOLLET AV	Theft - Report Only	Report	13-195000	
2/11/2012 5:06:19 PM	3756 NICOLLET AV	Fight	Cancel	12-041162	
5/19/2012 8:00:14 PM	3756 NICOLLET AV	Unwanted Person	Sent	12-151988	
7/4/2012 9:11:10 PM	3756 NICOLLET AV	Walk Through a Building	All OK	12-206757	
8/14/2012 8:00:16 PM	3756 NICOLLET AV	Miscellaneous	12-255823		
3/2/2013 12:47:27 PM	3756 NICOLLET AV	Suspicious Person	Advised	13-061408	
5/14/2013 5:30:10 PM	3756 NICOLLET AV	Unwanted Person	Gone on Arrival	13-148561	
7/3/2013 4:19:24 AM	3756 NICOLLET AV	Audible Business Alarm	Cancel	13-211692	
8/1/2013 4:49:52 AM	3756 NICOLLET AV	Audible Business Alarm	Report	13-248380	
8/16/2013 3:50:43 PM	3756 NICOLLET AV	Threats	Advised	13-268291	
12/9/2013 9:21:01 PM	3756 NICOLLET AV	Robbery of Biz In Progress	Report	13-409063	
12/16/2013 4:18:01 PM	3756 NICOLLET AV	Audible Business Alarm	All OK	13-416380	
12/16/2013 8:13:56 PM	3756 NICOLLET AV	Audible Business Alarm	False	13-416646	
12/17/2013 6:06:21 AM	3756 NICOLLET AV	Audible Business Alarm	False	13-417089	
12/18/2013 6:25:16 AM	3756 NICOLLET AV	Audible Business Alarm	False	13-418375	
12/19/2013 11:12:11 PM	3756 NICOLLET AV	Audible Business Alarm	Assist	13-420461	



Lee Blons, executive director of Beacon Interfaith Housing Collaborative, addresses the crowd outside Edina City Hall Wednesday, July 23, after a public hearing for Beacon's proposed 66 West project was tabled by the Planning Commission due to a computer error. Edina Community Lutheran Church is the lead congregation partnering with Beacon to provide apartments for young adults who have experienced homelessness. (Submitted photo)

Housing supporters rally after a computer glitch

Young adult housing set for Aug. 13 hearing

BY LISA KACZKE
SUN CURRENT
NEWSPAPERS

Supporters of 66 West Apartments rallied on the steps of Edina City Hall last week after a computer problem caused the project's public hearing to be postponed to Wednesday, Aug. 13.

66 West is proposed to provide housing to southwest suburban young adults who have experienced homelessness, in a partnership between Edina Community Lutheran Church and Beacon Interfaith Housing Collaborative.

The proposed two-story building at 3330 W. 66th St. in Edina is expected to include 39

studio apartments, support services and 24-hour security, modeled after Beacon's Nicollet Square building in Minneapolis. 66 West won't be a drop-in homeless shelter, and residents will go through an application process, have a lease and pay rent.

The site was chosen after properties were considered in St. Louis Park, Edina and Bloomington. The site was chosen based on its proximity to jobs and transit for residents, and a proposal was first viewed by the Edina City Council in a sketch plan review in May.

The Planning Commission was scheduled to hold a public hearing Wednesday, July 23, on a Comprehensive Plan amendment and rezoning request for the proposed 66 West property, which currently has an existing TCF Bank building on the site. About 170 people attended the July 23 Planning

Commission meeting.

However, the Edina Planning Department received several complaints that properties to the east of the 66 West property didn't receive notice of the public hearing.

A "glitch in the computer program" used to generate public notice mailings caused some properties within 1,000 feet of the site to not receive mailed notices, Planning Director Cary Teague told the Planning Commission.

The Planning Department typically hears complaints from residents that they didn't receive a public hearing notice, but when the city checks the list, the resident did receive a notice. However, this time, when they checked the list, they found addresses missing, Teague told the Sun Current. The department had Hennepin County print a

HOUSING - TO PAGE 9

Housing: Hearing notice not mailed

FROM PAGE 1

list of addresses that should have received a public hearing notice and "the magnitude of it was greater than we thought," he said. Due to that, staff recommended the Planning Commission table the public hearing.

The Planning Commission could legally proceed with the hearing because the city made a "good faith effort" to mail the notices, but it would open up the city to challenges because the hearing wasn't properly noticed, he said.

The Planning Commission unanimously approved postponing the public hearing until its meeting at 7 p.m. Wednesday, Aug. 13, at Edina City Hall. If the Planning Commission takes action on the proposal, it will likely be on the Edina City Council's Sept. 2 agenda.

The city will use Hennepin County's computer program to mail out notices until the program is fixed and the city is comfortable that there aren't any errors, Teague said.

"We cannot apologize enough for the oversight," Teague said at the meeting.

Planning Commission Chair Kevin Staunton also apologized, saying, "I want to start by saying I've expressed my disappointment to (Teague) as well as to the city manager. It strikes me as the kind of stuff that we at the city ought to do right, which is send out mailed notice for hearings like this."

Given the unusual circumstances, the Rev. Eric Strand of Edina Community Lutheran Church was allowed to make a statement following the Planning Commission's decision. Strand said the audience would like to speak, but understands the Planning Commission has a process to follow. They're eager to return Aug. 13, he said, thanking the commission for considering the proposal.

"The project is an opportunity for Edina to once again express its values and its commitment to each other and to the city and to the future we share together," he said.



JoAnne Knutson of Good Samaritan United Methodist Church in Edina holds a sign with signatures of 66 West supporters in the rally Wednesday, July 23, at Edina City Hall. (Submitted photo)

let Square's urban location shouldn't be used for comparing crime, but instead Lincoln Place in Eagan is comparable because it serves a population similar to that proposed at 66 West. According to the letter, Eagan police say the calls to Lincoln Place aren't different than the calls expected from other apartment buildings.

The Planning Commission was asked by Beacon to open the public hearing and then continue it Aug. 13, to allow audience members in attendance July 23 to speak on the matter.

Planning Commissioner Claudia Carr

The audience then gathered on city hall's steps to hear about the project from 66 West organizers. A 19-year-old Nicollet Square resident also spoke about how the housing has helped him, including becoming the first in his family to attend college.

The council has received emails, letters, petitions and postcards in support of the project in recent months from residents and congregations in Edina, Minneapolis, Richfield, Bloomington, Eden Prairie, Wayzata, Minnetonka and St. Louis Park.

However, concerns have also been raised regarding whether the building's residents would cause public safety problems in the area, with a nearby business sending to the council in June a list of 51 police calls made from Nicollet Square's address in a 21-month period.

ECLC task force member Bernie Beaver countered with a letter to the council pointing out that police calls don't indicate whether it involved a Nicollet Square resident and that the alleged crime may have occurred outside the building with Nicollet Square staff reporting it to police. The letter also explains that Nicol-

said people would be at a disadvantage if they weren't in attendance at the July 23 meeting and didn't hear the project presentation. However, Commissioner Arlene Forrest pointed out that anyone can watch the video of the Planning Commission's meeting.

Staunton said he appreciated that people wanted to speak in the public hearing, but that everyone on both sides should be given a chance to attend the meeting. "I think in the interests of fairness, we want everyone here," he said.

In making the motion to table the public hearing, Planning Commissioner Mike Platterer thanked everyone for attending the meeting. It was "unfortunate" and he said he was only making the motion because it was the right thing to do since people weren't notified.

People attending July 23 who can't attend the Aug. 13 meeting can either email their statements to the city or have their 3-minute statement read by someone else during the Aug. 13 public hearing.

Contact Lisa Kaczke at lisa.kaczke@ecm-inc.com or follow her on Twitter @EdinaSunCurrent

FALL DANCE REGISTRATION!



New to Eleve' in 2014!

- New & Bigger Space!
- New Teachers & Choreographers!
- Private/Group Music Classes!
- And a trip to perform at Disney World!!!!

Competition, Performance, Recreational Programs!

Jazz, Tap, Ballet, Lyrical, Hip Hop, Dance Team, Aerobatics, Yoga, and Adult Classes

Eleve' Performing Arts Center

10824 Normandale Blvd., Bloomington, MN 55425

952-300-0556



Crime in the Colony & Towers area set to increase 418%

How will that impact your safety and your property value?

ASSAULTS, BURGLARY, PROPERTY DAMAGE, FIGHTS, ETC.

A new housing project for teenagers and young adults experiencing homelessness is currently planned for the existing TCF Bank Building (red X). This project is being run by Beacon Interfaith Housing Collaborative. Currently there is no plan for 24x7 supervision of these teenagers. On average at the existing Minneapolis Beacon housing sites police visits average 14 visits per month. That's one police visit every other day. And we're not talking about minor offenses as Beacon would lead you to believe.

Don't let this happen to your neighborhood, plan to attend the first public meeting.

August 13th, 7 PM
Edina City Hall

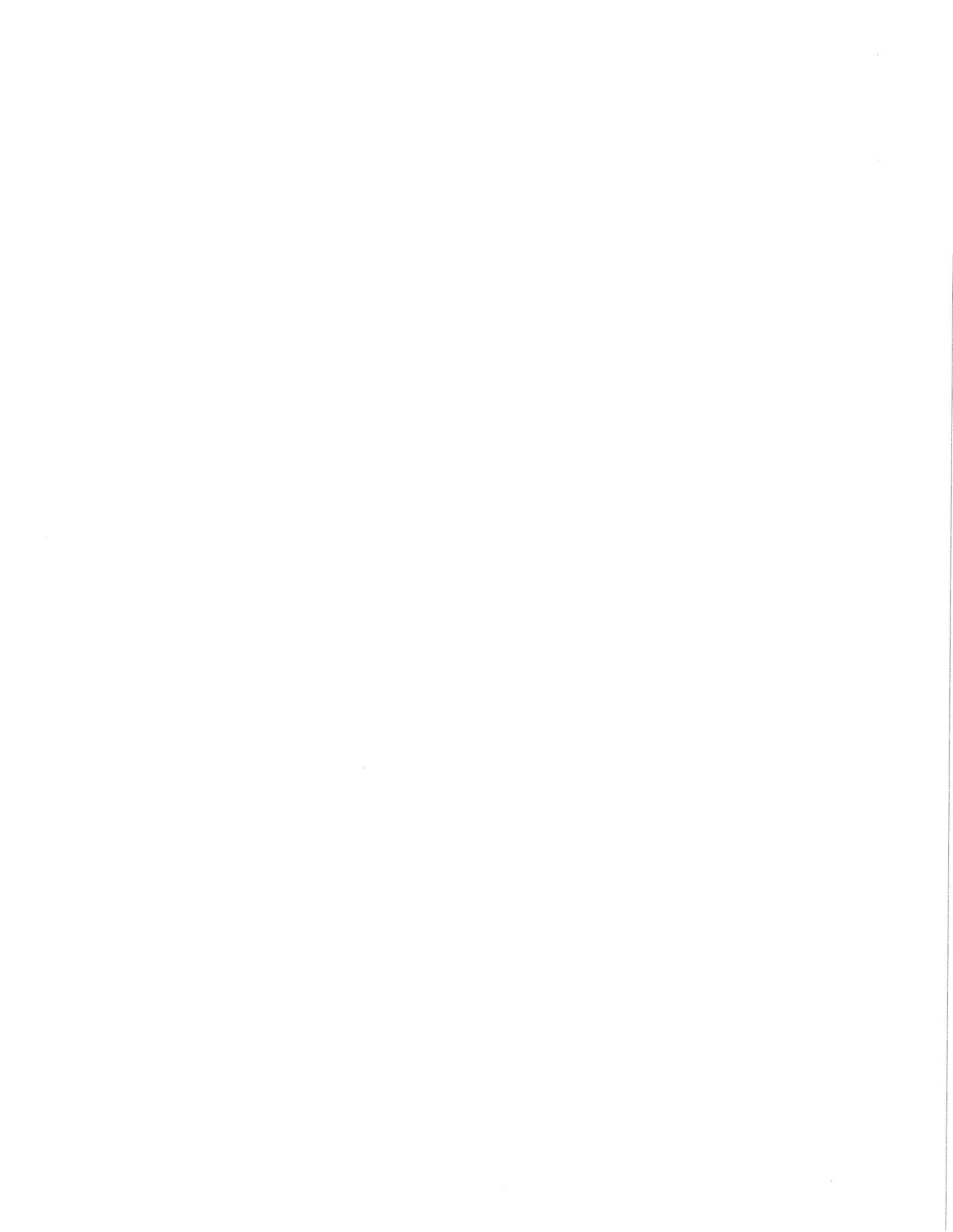
If you cannot attend the meeting email your concerns to the Mayor and the City Council (email listed below) or call City Manager, Scott Neal at 952-927-8866 to voice your concern.

mail@EdinaMN.gov
jonibennett12@comcast.net

mbrindle@comcast.net
joshsprague@edinarealty.com
swensonann1@gmail.com

Make your voice heard!







ADVANCED
DERMATOLOGY &
COSMETIC
INSTITUTE, P.A.

M. ELIZABETH BRIDEN, M.D., FAAD
MEDICAL DIRECTOR
MELISSA WATERMAN, PA-C
DENISE BARNHARDT, PA-C

COMPREHENSIVE MEDICAL, SURGICAL AND COSMETIC DERMATOLOGY

August 11, 2014

Cary Teague
Community Development Director
Edina City Hall
4801 W. 50th St

Re: Proposed Beacon Interfaith Supportive Housing Project: 3330 West 66th Street, Edina, MN
Opposition to Request for Amendment to Comprehensive Plan and Re-Zoning

Dear Mr. Teague:

Please find attached a petition with over **150+** signatures of patients and customers of our clinics, Advanced Dermatology & Cosmetic Institute and Advanced Skin Therapeutics, who are in opposition to the proposed Comprehensive Plan amendment and re-zoning of 3330 West 66th Street which is required for Beacon's proposed supportive housing project. These signatures are from patients and customers who actively come to our clinic who wish to voice their concern about placing a supportive housing development in a medically zoned area right next door to our facility. These are not just random signatures from community members who are supporting a cause, who are often unaware of all the potential repercussions of the proposed rezoning.

Also enclosed are **72+** postcards from our clinics' patients and customers in opposition to the proposed Comprehensive Plan amendment and re-zoning.

We wish to provide the Planning Commission with further information regarding the negative economic impact and financial hardships for our clinics' business and operations which will be caused if the Beacon supportive housing proposal goes forward. We purchased our building for \$1,015,000 in 1997. We then paid for an initial build out at \$650,000 and a phase 2 build out at \$350,000. Since 1997, we have paid \$541,000 in property taxes on our building to Hennepin County. Thus, our total property investment within the Regional Medical District is currently over \$2.5 million. These figures do not include any furnishings or equipment.

We have been planning a proposed building renovation valued at \$150,000. However, we have been forced to put this renovation on hold due to the potential re-zoning of 3330 West 66th Street. We are very concerned that if this property, at such close proximity, is re-zoned to allow supportive housing in the Regional Medical District, our business will suffer due to the loss of patients and we will be unable to go forward with the addition. If the proposal continues, we

CHASKA
111 HUNDERTMARK ROAD #220
CHASKA, MN 55318

MAIN OFFICE
6525 BARRIE ROAD • EDINA, MN 55435
PHONE: 952-915-6000 FAX: 952-915-6100

SHAKOPEE
1515 ST. FRANCIS AVENUE #250
SHAKOPEE, MN 55379

August 11, 2014

Page 2

would not be able to continue to invest in the City of Edina due to economic concerns associated with such a drastic change and erosion of the Regional Medical District.

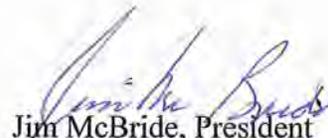
We are not alone in our concerns and several other neighboring landowners have also expressed concerns regarding the negative economic impact of allowing supportive housing in the Regional Medical District. If the Beacon project is allowed to proceed, the integrity of the Regional Medical District will be impaired and future investments such as ours will be discouraged.

For the above reasons, we respectfully request that you recommend denial of the proposed Comprehensive Plan amendment and re-zoning required for Beacon's supportive housing proposal. In doing so, you will confirm the City's dedication to a premier medical district in the State and solidify future investments for the Regional Medical District and City of Edina as a whole.

Sincerely,



M.E. Briden, MD CEO & Medical Director
Advanced Dermatology & Cosmetic Institute PA
6525 Barrie Road
Edina, MN 55435
952-915-6000



Jim McBride, President
Advanced Skin Therapeutics
6515 Barrie Road
Edina, MN 55435
952-915-6000

Enclosure



We need your support, so please sign our petition to prevent rezoning:

	Date	Name	Signature	Address
1	7-16-14	Leah Laageide	Leah Laageide	3031 Ewing Ave S MPLS, MN 55416
2	7-16-14	Colleen Kelly	Colleen Kelly	14816 Summit Oaks Ct. Bloomville, 55337
3	7-16-14	Melissa Watzman	Melissa Watzman	4224 Fremont Ave S Mpls, MN 55409
4	7-16-14	Lisa Ponisch	Lisa Ponisch	520 Birchwood Dr Edina, MN 55436
5	7-16-14	JAN BARNES	JAN BARNES	764 YORK ST. #915 EDINA 55435
6	7-16-14	NANCY GIESE	NANCY GIESE	6356 Oxbow Bend Chanhassen MN 55317
7	7-16-14	Debbie Doubek	Deborah L. Doubek	6228 Sandpiper Ct Edina MN 55436
8	7-17-14	KURT HAMM	Kurt Hamm	4705 BRYANT AVE S MONTICELLO MN
9	7-17-14	MARLENE HAMANN	Marlene Hamann	15417 SUSSEX DR MPLS, MN 55345
10	7-17-14	Mindy Lopez	Mindy Lopez	9506 Woodlodge Cir Edina, MN 55347
11	7/21/14	PAT BOWDEN	Pat Bowden	3810 WEAVER CT ANDOVER MN 55303
12	7/21/14	Noel Slack	Noel Slack	1228 Wildwood Way Chaska, MN 55318
13	7/21/14	Diane Doherty	Diane Doherty	7209 Bryant Ave S Richfield MN 55423
14	7/21/14	Ferris Merz	Ferris Merz	17237 Hampton Ct Mankato MN 55345
15	7/21/14	VANESSA REAR	VANESSA REAR	19511 FLYDRAFT Apple Valley MN 55124
16	7/21/14	Carol O'Malley	Carol O'Malley	3585 Dwyaso St. Apt. 203 Shoreview MN 55126
17	7/22/14	Erin LaManna	Erin LaManna	4401 Park Glen Rd #389 Mpls, MN 55414
18	7-22-14	Jodi Hansen	Jodi Hansen	16725 Gunflint Circle Lakeville, MN 55004



Date	Name	Signature	Address
7/29/14	Sharon Utoft	Sharon Utoft	6334 Newton Ave So ^{Richfield} 55423
7/29/14	Sarah Shackleton	Sarah Shackleton	6489 Taylor St Fridley MN ⁵⁵⁴³²
7/29/14	Jennifer Habisch	Jennifer Habisch	3522 Vermilion Court S. Eugen, MN 55122 55122
7/29/14	Linda Pfister	Linda Pfister	7544 Wentworth Ave. Richfield, MN. 55423
7/30/14	A. Mozer	A. Mozer	908 Oakland Ave So Bryn Mawr 55420
7/30/14	Tammy Falena	Tammy Falena	720 West 96 th St. Chanhassen MN ⁵⁵³¹⁷
7/30/14	Rick Dowda	Rick Dowda	4383 Macree, Coon A, MN
7/30/14	LINDA MOUNT	Linda Mount	4848 Ewing Ave. S.
7/30/14	Brian Cunningham	Brian Cunningham	673 Concord Dr. Praska, MN ⁵⁵⁴²⁸
7/30/14	Lois Newman	Lois Newman	713 - 2nd St. SE. New Prague, MN ⁵⁵⁴⁵⁸
7/30/14	Carl Hoisser	Carl Hoisser	6902 139 th La Apt 2, CA ⁵⁵⁴²⁴
7/31/14	Sharon Hoise	Sharon Hoise	6902 139 th E Ramsey MN ⁵⁵⁴²⁴
7.31.14	K. L. Kortzund	K. L. Kortzund	3901 Glendale Dr. Excelsior MN
8-4-14	Roy Lew	Roy Lew	1971 Weyner Ln Excelsior
7/9/14	P. J. McKenzie	P. J. McKenzie	10443 Decatur Dr Bryn Mawr MN 55430
8/4/14	Jegene Harpert	Jegene Harpert	5010 Summit Ave #30 Edina ⁵⁵⁴³⁰
8/7/14	Kathy Rolino	Kathy Rolino	6832 Point Dr. Edina ⁵⁵⁴³⁵
8/7/14	Sara Talebi	Sara Talebi	18734 Metrochase Dr ⁵⁵⁴²⁴
8/7/14	Nicole Tompkins	Nicole Tompkins	4876 Bisset W. Hill. 55476
8-8-14	Carrie Lundberg	Carrie Lundberg	

cm



Date	Name	Signature	Address
7/21/14	Malcolm Pearson	[Signature]	5204 Richmond Drive Edinboro
7/22/14	Meghan Oldenby	[Signature]	4601 Park Commons Drive St. Louis Park
7/24/14	Ann L Altur	[Signature]	2105 Xanthus Ln. N. Plymouth MN 55447
7/28/14	Renee Hunzelman	[Signature]	7461 W. Swac Dr. Edina
7-28-14	Jean Demeter	[Signature]	8203 Marsh Dr. Chambrass MN
7-28-14	LeAnne Wangen	[Signature]	10655 48th Ave N. Plymouth MN 55442
7-28-14	Nick Hutzman	[Signature]	746 West Shore Dr Edina MN 55435
7-30-14	Francine Jensen	[Signature]	164 Beechwood Dr SS317
7-30-14	Patty Beason	[Signature]	400 Hyman Blw. Chanhassen MN
7-30-14	Shirley Carmichael	[Signature]	6721 Beach Rd S P 55344
7-31-14	Patti Petrich	[Signature]	1788 Schiffer St Paul
8-1-14	Mark Chamberlain	[Signature]	7004 Bristol Blvd Edina
8/3/14	Sachamartin	[Signature]	2730 W Lake St 504 Mpls MN 55416
8/5/14	Marilyn Breckles	[Signature]	1937 Sheridan Ave Richfield
8/5/14	Alyssa Carlson	[Signature]	
8/5/14	Bette Horne	[Signature]	Eden
8-5-14	[Signature]	[Signature]	Eden
8-5-14	[Signature]	[Signature]	6604 Namie Dr Edina
8-5-14	Nanafa Chapelle	Nanafa Chapelle	2251 River Bend Rd Plover, WI 54467
8/7/2014	BEA RUDNICKI	[Signature]	4121 Countryman Dr Eden
8/07/14	[Signature]	KIRSTEN ANTONE	612-834-0460



	Date	Name	Signature	Address
1	July 17, 2014	Edith Porvik	Edith Porvik	Edina
2	7/21/14	Sherry Conaway	Sherry Conaway	Champlin
3	7/21/14	Rita Babcock	Rita Babcock	Edina
4	7/21/14	Ronnie Hurick	Ronnie Hurick	Little Canada
5	7-21-14	Raymond Scallen MD	Raymond Scallen	Mpls.
6	"	Shirley Hamel	Shirley Hamel	Mpls.
7	7-22-14	John LaCombe	John LaCombe	Stromington, Ma.
8	7-22-14	W. M. A.	W. M. A.	Bloomington
9	7-22-14	Kenneth	Kenneth	Eden Prairie
10	7/22/14	Elizabeth Sanders	Elizabeth Sanders	Edina
11	7/22/14	Gusmano Corti	Gusmano Corti	Edina
12	7/22/14	Ava Pydych	Ava Pydych	Edina
13	7/22/14	Denise Harbacht	Denise Harbacht	Prison Lake, MN
14	7/23/14	Jeannette Hene	Jeannette Hene	Orono, MN
15	7/24/14	Kathy Huemmel	Kathy Huemmel	Prior Lake, MN
16	7/24/14	Jeanne L. Brown	Jeanne L. Brown	Edina
17	7/24/14	Ronda Gaspard	Ronda Gaspard	Mpls.
18	7/24/14	Bob Budwal	Bob Budwal	Edina
19	8/11/14	Rob Kubs	Rob Kubs	Burnsville
20	8/11/14	Molly Kubs	Molly Kubs	Burnsville
21	8/11/14	Sam Kubs	Sam Kubs	Burnsville



Larkin Hoffman Daly & Lindgren Ltd.

1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, Minnesota 55431-1194

GENERAL: 952-835-3800
FAX: 952-896-3333
WEB: www.larkinhoffman.com

August 12, 2014

Commission Chair Kevin Staunton
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Jo Ann Olsen
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Vice Chair Michael Platterer
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Ken Potts
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Claudia Carr
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Nancy Scherer
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Arlene Forrest
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Michael Schroeder
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Susan Lee
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Re: Beacon Interfaith Supportive Housing Project, 3330 West 66th Street, Edina, MN (the "Project")
Opposition to Request for Amendment to Comprehensive Plan and Re-Zoning
Our File No. 23193-02

Dear Chair Staunton and Planning Commission Members:

We represent Advanced Dermatology & Cosmetic Institute, P.A. and Advanced Skin Therapeutics. While we applaud and support the City's commitment to finding a site in Edina for supportive housing for homeless teens, we are concerned that the City's efforts to support the Project at the proposed location have: 1) resulted in several procedural and legal errors, which continue to mount as the Project is rapidly pushed forward; and 2) disregarded the concerns of existing long-time landowners' who have invested significant resources in the area. The choice of location must be

carefully selected instead of forcing this Project into a location that will cause significant problems for adjacent landowners, the district at large, and the City as a whole. This letter supplements our previous letter dated July 22, 2014 (Exhibit 1) as well as the attached adjacent landowners' letters (Exhibits 2, 3, 4, 5 and 6). In addition to the previously addressed issues, there are several additional legal concerns that the Planning Commission and the City Council should consider.

1. The Proposed Comprehensive Plan Amendment Cannot Take Effect Until It Is Approved By The City Council, Given A 60-Day Review Period And Approval By The Metropolitan Council.

Under Minnesota Statute, the City cannot implement any measures that would allow development or re-zoning in a manner which conflicts with the City's Comprehensive Plan. Any changes to the Comprehensive Plan must be reviewed by the Metropolitan Council before the proposed amendment can go into effect and before any re-zoning can be allowed. Therefore, the Comprehensive Plan must first be properly amended, then, and only then, can the City Council consider re-zoning.

Pursuant to Minn. Stat. § 462.355 and Minn. Stat. § 473.864(2), the City Council must submit any amendment to a City's Comprehensive Plan to the Metropolitan Council for review. Minn. Stat. § 473.854 grants the Metropolitan Council the authority to "adopt guidelines and procedures" relating to Comprehensive Plan amendments. This procedure is specifically required when there is a need to change a land use designation to allow a proposed development. (see Metropolitan Council Local Planning Handbook, Exhibit 7).

Before submitting the amendment to the Metropolitan Council for review, the City is required to obtain Planning Commission and City Council approval and provide adjacent governmental units and affected school districts up to 60 days to review and comment on the amendment. Only upon completion of those steps may the City submit a proposed amendment for review to the Metropolitan Council. Once submitted, the Metropolitan Council has 60 to 120 days to review the application for compatibility and conformity with the metropolitan system plans. *Minn. Stat. § 473.175*. The City must receive approval from the Metropolitan Council before the City can effect any changes. *Id.*

The City has not yet followed, or indicated that it intends to follow, this required procedure for the proposed amendment. Under state law, the City Council must first approve a Comprehensive Plan amendment by a 2/3 majority vote following a hearing with proper notice. The City Council must then provide the 60 review period. After the review period, the City Council must submit the amendment to the Metropolitan Council for review. Only if the Metropolitan Council approves the amendment, can the City consider re-zoning the parcel for the Project. The City cannot bypass state mandated requirements to amend the Comprehensive Plan or enact any action that conflicts with the existing Comprehensive Plan.

2. The Proposed Re-Zoning Cannot Be Considered Until The City's Comprehensive Plan Has Been Properly Amended.

Minn. Stat. § 473.865 confirms that "[a] local governmental unit shall not adopt any official control or fiscal device which is in conflict with its comprehensive plan or which permits activity in conflict

with metropolitan system plans.” Minn. Stat. § 473.852 defines “official controls” to include zoning ordinances.

The proposed re-zoning for the Project is an official control in direct contradiction to the City’s Comprehensive Plan and cannot be considered until the City follows the state-mandated procedures to amend the Comprehensive Plan as described above. An approval to re-zone for the Project in conflict with the City’s current Comprehensive Plan and prior to the proper approval of the proposed amendment violates Minnesota law. The City cannot simultaneously pass a Comprehensive Plan amendment and re-zoning proposal for the Project as the re-zoning conflicts with the existing Comprehensive Plan. Instead, the Comprehensive Plan amendment must be completed and take effect prior to the consideration of a re-zoning proposal.

The Planning Commission should not recommend approval of the re-zoning required for the Project as the re-zoning proposal is in conflict with the City’s current Comprehensive Plan and would be in violation of Minnesota law.

3. The Proposed Re-Zoning Does Not Meet The City Code’s Re-Zoning Requirements.

The City Code sets forth factors to be considered by the Commission in determining whether to recommend re-zoning. Section 36-216 of the Code provides that the Commission must make a favorable finding that the proposed re-zoning:

- (1) Is consistent with the comprehensive plan;
- (2) Is consistent with the preliminary site plan as approved and modified by the council and contains the council imposed conditions to the extent the conditions can be complied with by the final site plan;
- (3) Will not be detrimental to properties surrounding the tract;
- (4) Will not result in an overly intensive land use;
- (5) Will not result in undue traffic congestion or traffic hazards;
- (6) Conforms to the provisions of this section and other applicable provisions of this Code; and
- (7) Provides a proper relationship between the proposed improvements, existing structures, open space and natural features

Proper application and consideration of these factors requires a denial of the proposed re-zoning for the Project.

a. The proposed re-zoning is in conflict with the City’s Comprehensive Plan.

The proposed re-zoning for the Project is clearly in conflict with the City’s Comprehensive Plan. The Comprehensive Plan designates the land on which the Project would be located as the Regional Medical District. The Regional Medical District is required to be used for medical-related and

senior housing uses. The proposed use is supportive housing for homeless teens which does not remotely relate to the designated uses.

b. The proposed re-zoning will be detrimental to surrounding properties.

The proposed re-zoning for the Project will allow a supportive housing project in the Regional Medical District. This will cause an erosion of the State's premier medical district, loss of local investment, discouragement of future investments, and a decreased tax base. Advanced Dermatology & Cosmetic Institute, a prime medical facility in Minnesota, has already delayed a \$150,000 expansion project due to the anticipated effects if the proposed re-zoning is approved. Further detrimental impacts to surrounding property owners are detailed in our letter dated July 22, 2014 as well as adjacent landowner letters. (Exhibits 1-6).

c. The proposed re-zoning will result in undue traffic congestion and traffic hazards.

The proposed re-zoning for the Project will result in significant traffic congestion and traffic hazards in the area. While it has been contended that the traffic and parking will not be negatively impacted, the SPACK study inadequately addresses the situation. The comparison to Beacon's Minneapolis projects is inadequate to predict the traffic and parking effects of Beacon's Edina proposal. Additionally, the location on a centrally located primary corner on one of only two north-south arteries through the Regional Medical District will cause traffic congestion and issues with access and visibility. Further, the Project requires a parking variance of 19 spaces. The deficiency in the proposed parking, along with a lack of on-street parking, will create a conflict with neighboring properties, who maintain parking for customers and employees.

d. The proposed re-zoning does not conform to the Code.

The proposed re-zoning to include a supportive housing project in the Regional Medical District does not conform to the provisions of Chapter 36 of the City Code or other applicable provisions such as those governing the implementation of a Planned Development Unit ("PUD"), as discussed below. The proposed re-zoning is also inconsistent with the Regional Medical District and the Comprehensive Plan generally, as discussed above.

e. The proposed re-zoning does not provide a proper relationship between the proposed improvements and existing structures.

The proposed re-zoning required for the Project does not maintain a proper relationship with the existing structures in the Regional Medical District. Supportive housing is not a permitted use within this district devoted to health-related uses. Even with an amendment to the Comprehensive Plan, supportive housing would detrimentally affect the existing surrounding businesses which located in the area to be part of a premier medical office center. Eroding the purpose of the District erodes the integrity of the District.

The proposed re-zoning for the Project fails to meet the requirements of the City Code. Therefore, the Commission should not recommend approval to the City Council.

4. The Proposed Re-Zoning Does Not Meet The City's PUD Requirements.

The City Code sets out specific requirements and considerations in zoning a Planned Unit Development ("PUD"). Section 36-254 of the Code makes clear that to be eligible for a PUD all development should be in compliance with the following:

- (1) Where the site of a proposed PUD is designated for more than one land use in the comprehensive plan, the city may require that the PUD include all the land uses so designated or such combination of the designated uses as the city council shall deem appropriate to achieve the purposes of this chapter and the comprehensive plan;
- (2) Any PUD which involves a single land use type or housing type may be permitted, provided that it is otherwise consistent with the objectives of this chapter and the comprehensive plan;
- (3) Permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the comprehensive plan; and
- (4) The setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in subsection (b)(1) of this section.

The proposed re-zoning required for the Project fails to meet these requirements.

- a. The proposed re-zoning is not appropriate to achieve the purposes of and is inconsistent with Chapter 36 or the Comprehensive Plan.

It is clear that despite how the Project has been characterized, it is the development of supportive housing. The PUD proposed language does not include a supportive housing use. Instead, the proposed PUD simply requests use for affordable housing. In order to properly zone this property for the proposed use, the proposed PUD would need to allow multi-family use, affordable housing use, and supportive housing use. Even if the PUD is considered to involve a single land use type, neither the applicable supportive housing nor the misleading affordable housing use is consistent with the objectives of Chapter 36 or the Comprehensive Plan.

- b. The proposed parking, setback regulations, building coverage and floor area do not conform to the most closely related conventional zoning district.

The Project does not comply with the parking requirements, setback regulation, building coverage and floor area ratios of the most closely related conventional zoning district. In addition, the Project fails to meet the parking requirements for the District, requiring a 19-stall variance. The Project would also need floor area ratio variance.

The proposed PUD does not meet the City's requirements and, as such, should not be approved.

5. The Proposed Re-Zoning Does Not Conform To The Purpose And Intent Of PUDs.

Section 36-253 of the City Code confirms that the purpose and intent of PUDs is to include most or all of the following:

- (1) Provide for the establishment of planned unit development (PUD) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the city's comprehensive plan;
- (2) Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability and general welfare of the city;
- (3) Provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the city's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian-oriented design and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;
- (4) Ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;
- (5) Maintain or improve the efficiency of public streets and utilities;
- (6) Preserve and enhance site characteristics, including natural features, wetland protection, trees, open space, scenic views and screening;
- (7) Allow for mixing of land uses within a development;
- (8) Encourage a variety of housing types, including affordable housing; and
- (9) Ensure the establishment of appropriate transitions between differing land uses.

The Project does not meet all, or even most, of these stated purposes. It fails to create or maintain a development pattern that is consistent with the City's Comprehensive Plan. Instead, the Project is in conflict with the City's Comprehensive Plan and is incompatible with surrounding land uses.

In addition, the proposed amendment to the Comprehensive Plan is inconsistent with the vision and goals of the Comprehensive Plan, including effective and valued city services, a balance of land uses, and a livable environment with premier schools and safe streets. Instead of supporting Edina

Public Schools and maintaining an exemplary public education system for the community, the Project has completely disregarded the Montessori school located less than 300 feet away.

The Project also does not promote or protect the health, safety, comfort, aesthetics, economic viability, or general welfare of the City. Instead, expanding the scope of the Regional Medical District will discourage investments in the City thereby reducing the economic viability and general welfare of the City. In addition, increased crime will likely follow the Project. (See commentary from Step by Step Montessori Schools and Minneapolis Police Call Log for service at Beacon's 3710 Nicollet Ave. location, Exhibit 3). Clearly, this will negatively impact the health, safety, and comfort of owners and users of the Regional Medical District.

Finally, the intent to maintain or improve the efficiency of public streets and utilities will be diminished. The Project requires a parking variance due to the lack of off-street parking. At the same time, traffic will increase due to the addition of multi-family supportive housing.

The intent and purposes of PUDs are not furthered by the Project. Therefore, approval should not be recommended.

6. Approving The Requested Re-Zoning Would Constitute Spot-Zoning In Violation Of Minnesota Law.

Minnesota courts have consistently ruled that spot-zoning to benefit a specific project to the detriment of others is prohibited. The Minnesota Supreme Court has determined that the biggest problem with zoning a planned development on a relatively small tract is the possibility of spot-zoning. The court defined spot-zoning as "reclassification of a small area of land in a manner that is not compatible with the surrounding neighborhood for the benefit of the property owner and to the detriment of others." *Amcom Corp. v. Eagon*, 348 N.W.2d 66, 73 n.6 (Minn. 1984). The Minnesota Court of Appeals explained that spot-zoning is "zoning changes . . . which establish a use classification inconsistent with surrounding uses and create an island of nonconforming use within a larger zoned district." *Watam Twp. Citizen Alliance v. Benton Cnty. Bd. of Comm'rs*, 728 N.W.2d 82, 91 (Minn. App. 2007). The American Law Reports ("ALR") provides the following factors to be considered in determining illegal spot-zoning:

[W]hether the zoning of the parcel in question is in accordance with a comprehensive plan; whether the zoning of the subject parcel is compatible with the uses in the surrounding area; and whether the zoning of the subject property serves the public welfare or merely confers a discriminatory benefit on the owner of the property.

Determination Whether Zoning or Rezoning of a Particular Parcel Constitutes Spot Zoning, 73 A.L.R. 5th 223. The proposed re-zoning from Planned Office District-1 to a Planned Development Unit for the specific benefit of the Project and to the detriment of the surrounding property owners would violate Minnesota's prohibition of spot-zoning.

First, the parcel to be re-zoned is a small plot of land 39,204 square feet in size. Re-zoning the parcel to allow for the addition of a supportive housing project is not compatible with the surrounding Regional Medical District. The proposed classification would create an island of nonconforming use within the larger Regional Medical District.

In addition, the Regional Medical District is a premier medical district in the state. This re-zoning would erode the integrity of the district, negatively impact ongoing investments, discourage future investments, diminish the tax base, cause significant parking and traffic issues, and open the door for additional housing units changing the very nature of the Regional Medical District. The landowners within the Regional Medical District confirm that the proposal is incompatible with their use of the surrounding property. (Exhibits 1-5). The re-zoning would be entirely for the benefit of the property owner and to the detriment of others.

Further, the proposed zoning does not serve the public welfare. As investment in the Regional Medical District is discouraged, the stability of the area and numerous employment opportunities will be lost. At the same time, increased crime will likely follow the Project.

Clearly, re-zoning this small area solely for the benefit of this inconsistent use and to the detriment of the surrounding consistent uses constitutes illegal spot-zoning and should not be approved.

7. The City's Continued Efforts To Make This Square Peg Fit Into A Round Hole Demonstrates That The Decision Is Arbitrary.

- a. City Staff has consistently used an incorrect definition of the Project to justify approval.

The Beacon application itself confirms that the Project is a supportive housing project, not just an affordable housing Project as staff reports have repeatedly stated. In its explanation, the application uses the terms "supportive service" and "supportive, affordable housing." Yet, the City Staff in its reports and commentary refer to the Project as "affordable housing" and "39 units of small studio apartments for young adults (age 18-22) who have experienced homelessness." A supportive housing project is dramatically different than an affordable housing option for young adults who have experienced homelessness, and it has a significantly different effect on adjacent landowners. The State of Minnesota as well as many surrounding cities have experienced and understand this difference and accordingly apply stringent licensing requirements and zoning restrictions on supportive housing which are not applicable to standard affordable housing.

- b. City Staff has rushed this project forward to receive State and Metropolitan Council Funding.

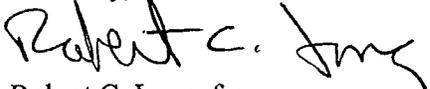
City Staff recommended the Project for Metropolitan Council funding prior to even submitting it to the Planning Commission for approval. In fact, in its submission for Metropolitan Council funding, the Staff also mislabels the proposed re-zoning, failing once again to describe the Project as supportive housing. (Exhibit 8).

The City Staff's effort to rush this Project forward for approval has resulted in the failure to follow proper state-mandated procedures for re-zoning. In attempting to rush the process in order to make the Project eligible for State and Metropolitan Council funding, the City Staff combined the re-zoning request and proposed Comprehensive Plan amendment in violation of Minnesota Law.

For all the reasons set forth herein and in our letter dated July 22, 2014 (Exhibit 1), and due to the many legal and procedural errors that have been made thus far in this requested re-zoning for the Project, we request that the Planning Commission deny Beacon's request to re-zone the parcel for

the Project. If the Commission is poised to recommend approval, we request that the Commission postpone a decision until it can adequately address and alleviate the many legal and procedural errors that have tainted the re-zoning process. Absent correction, these irregularities constitute a denial of due process rights guaranteed to neighboring properties and sufficient legal grounds to invalidate any recommendation or approval of the proposed re-zoning for the Project.

Sincerely,



Robert C. Long, for
Larkin Hoffman Daly & Lindgren Ltd.

Direct Dial: 952-896-3232
Direct Fax: 952-842-1779
Email: rlong@larkinhoffman.com





Larkin Hoffman Daly & Lindgren Ltd.

1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, Minnesota 55431-1194

GENERAL: 952-835-3800
FAX: 952-896-3333
WEB: www.larkinhoffman.com

July 22, 2014

Commission Chair Kevin Staunton
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Jo Ann Olsen
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Vice Chair Michael Platterer
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Ken Potts
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Claudia Carr
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Nancy Scherer
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Arlene Forrest
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Michael Schroeder
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Commission Member Susan Lee
Edina Planning Commission
4801 W. 50th St
Edina MN, 55424

Re: Proposed Beacon Interfaith Supportive Housing Project: 3330 West 66th Street, Edina, MN
Opposition to Request for Amendment to Comprehensive Plan and Re-Zoning
Our File No. 23193-02

Dear Chair Staunton and Planning Commission Members:

We represent Advanced Dermatology & Cosmetic Institute, P.A. ("ADCI") and Advanced Skin Therapeutics, both of which are adjacent property owners to the proposed supportive housing project for homeless teens at 3330 West 66th Street in Edina.

Beacon Interfaith Housing Collaborative ("Beacon") has requested an amendment to Edina's Comprehensive Plan and the rezoning of 3330 66th Street West to allow for a proposed multi-

family, supportive housing project for homeless teens. We submit this letter in opposition to Beacon's requested amendments.

We applaud and support the City's goal of providing 212 new affordable housing units by the year 2020. We also support the City's search for a suitable location for a supportive housing project for homeless teens in the City of Edina. However, as outlined below, there are serious concerns and reasons to oppose the requested Comprehensive Plan Amendment and re-zoning needed for the project to be built at 3330 66th Street West.

Beacon's proposed housing project has been identified by the applicant as simply an affordable housing apartment building for homeless teens or as the Planning Commission's Hearing Notice states, "39 units of small studio apartments." In reality, this is a multi-family supportive housing project for homeless teens that is subject to the state and local regulatory and licensing requirements governing lodging establishments offering supportive services. The proposed amendment to the City's Comprehensive Plan and rezoning request raise several separate legal and policy issues that warrant the City's attention and should compel the Planning Commission to recommend denial of the requested Comprehensive Plan and Zoning Amendments needed for the proposed Beacon project.

1. COMPREHENSIVE PLAN AMENDMENT

Beacon's request to rezone 3330 66th Street West for their supportive housing project requires an amendment to Edina's Comprehensive Plan. The proposed amendments to the Comprehensive Plan and the City's Zoning Code have several legal problems.

a. Vague Definition of Affordable Housing

The first legal issue is in the language of the proposed amendment including a change in the Comprehensive Plan to allow for "affordable housing" in the Regional Medical District without clearly defining what constitutes "affordable housing." This vague and unclear definition of "affordable housing" will raise future legal challenges for the Planning Commission and the City in addressing future proposals for affordable supportive housing projects within the City.

Lacking a clear definition of "affordable housing" and without a clearer definition of "supportive housing" in the City Code, future applicants will be able to take advantage of this broad, vague definition of affordable housing and propose any kind of affordable supportive housing projects anywhere in the Medical District or elsewhere in the City zoned for multi-family housing.

If the Regional Medical District is re-zoned to allow for multi-family affordable supportive housing, the City will be unable to limit other similar proposals in the future such as multi-family supportive housing that is not for homeless teens but instead, for homeless adults or other special needs groups requiring "supportive services." Once the City makes an exception for the Beacon supportive housing project, it will be unable to deny proposals for other similar supportive housing projects elsewhere in the City.

b. The Beacon Project is a Lodging Establishment with Supportive Services

The next issue lies in the divide between what the project has been labeled by Beacon and its actual use and operation. While Beacon labels the proposal as an affordable 39-unit apartment building for homeless teens, it also explains in its Explanation of Request and Description of Project that the housing is to be a supportive housing project that provides supportive services to homeless teens. Beacon states the project:

is supportive, affordable housing for young adults who have experienced homelessness. The goal is to support the tenants as they learn to live independently and develop their skills to be financially independent – thereby ending the cycle of homelessness. The building will be staffed by specialists serving homeless young adults. Our supportive service approach is also designed to create a sense of belonging and place for residents and to foster healthy relationships between youth and caring adults with professional training and skills.

This definition is not only in the Explanation of Request and Description but incorporated by reference into the proposed zoning ordinance amendment § 36-494(c) as set forth in the Planning Commission staff report. Despite the misleading label of an affordable housing project, the proposal is actually a “Lodging Establishment” that provides “supportive services” to young adults as defined in the Edina City Code (“City Code”) and Minnesota Statutes, and as such is subject to those regulatory and licensing requirements.

The City Code makes clear that Minnesota Statutes §§157.15 and 157.17 are incorporated by reference. See City Code, § 20-387. Additionally, City Code, § 20-384 states that a “[h]otel, lodging establishment and boarding establishment are as defined in Minn. Stats. § 157.15.” Therefore, Minn. Stat. §§ 157.15 and 157.17 have been made a part of the City Code itself. Minn. Stat. § 157.15(8) defines a lodging establishment as:

[A] building, structure, enclosure, or any part thereof used as, maintained as, advertised as, or held out to be a place where sleeping accommodations are furnished to the public as regular roomers, for periods of one week or more, and having five or more beds to let to the public.

The Beacon proposal involves 39 separate units for rent to young adults from the public as regular roomers who are seeking long-term permanent housing elsewhere as they end their homelessness. A lodging establishment is distinguished from a hotel or motel where accommodations are for periods of less than week. Minn. Stat. § 157.15(7). Applying the details of the Beacon project to the statute results in a clear understanding that it is a lodging establishment.

The next applicable statute is Minn. Stat. § 157.17(1) which defines “supportive services” as follows:

Supportive services means the provision of supervision and minimal assistance with independent living skills such as social and recreational opportunities, assistance with transportation, arranging for meetings and appointments, and arranging for medical and social services. Supportive services also include providing reminders to residents to take medications that are self-administered or providing storage for medications if requested.

By Beacon’s own admission, this is an affordable housing project providing “supportive services” to homeless teens. According to the Explanation of Request and Description of Project, the Beacon building will “be staffed by specialists serving homeless young adults.” The goal is to “support the tenants as they learn to live independently and develop their skills to be financially independent.” The project will have a “supportive service approach.” Again, a reasonable application of the facts to the law leads to the conclusion that the Beacon project provides “supportive services.”

As a lodging establishment providing supportive services, the project requires a license to operate pursuant to City Code, § 20-385 and Minn. Stat. § 157.17. Even if the proposal did not provide supportive services, it would still require a license as a lodging establishment under Code, § 20-385.

A lodging establishment providing supportive services is very different than simply an affordable housing apartment building for homeless teens. That is why the State of Minnesota and City of Edina, along with other neighboring cities, have imposed strict licensing and zoning requirements on lodging establishments and other housing establishments providing supportive services. The applicant’s label of the project as simply affordable housing for homeless teens is very misleading and it is crucial that this lodging establishment providing supportive services be treated under the City Code and State law for what it is rather than the label an applicant uses.

c. Inconsistency Within the City Code

Another legal concern associated with the Beacon proposal is the inconsistency within the City Code as it relates to these larger supportive housing projects. City Code, § 20-384 defines a boarding and lodging establishment as “an establishment which includes boarding and lodging for five or more regular boarders, but no more than ten regular boarders, for periods of one week or more.” But, within the exact same section, the Code states that “[h]otel, lodging establishment and boarding establishment are as defined in Minn. Stats. § 157.15.” Furthermore, Code, § 20-387 specifically incorporates by reference the State of Minnesota definition of a lodging establishment found in Minn. Stat. § 157.15, which contains no upper limit on the number of boarders. The City Code is inconsistent and in conflict with the State statutes in this area and amendments to the City Code should be made to address these inconsistencies and conflicts.

Before the City grants a request for amendments to the City's Comprehensive Plan and City Code allowing for a lodging establishment that provides supportive services in the Medical District, it should take a step back and consider the consequences. The City Code should be clarified to identify what specifications identify a lodging establishment, supportive services housing project, group home, or other similar type of supportive housing project. Amending the Comprehensive Plan for an applicant prior to these clarifications within the City Code will inhibit the City's ability to address these needed zoning changes.

d. Bad Zoning Precedent for the City

If the proposed amendment to the Comprehensive Plan and re-zoning is approved, it will be legally impossible for the City to distinguish this current Beacon supportive housing project from other future supportive housing projects such as those intended for homeless adult males, or other adults requiring supportive services such as chemical dependency or mental health services. The City is not able to rezone a location for a type of supportive services for a group that they agree with but then refuse to rezone a location for a type of supportive service or population group with which they disagree.

e. Needed Changes to the City's Zoning Code

Cities in the metropolitan area have dealt with similar proposed supportive housing projects and have found that certain special zoning and regulations are appropriate and necessary for these types of supportive housing projects, which differ substantially and are treated differently from regular affordable housing projects which do not provide on-site supportive services. Cities such as Minneapolis, Bloomington, Richfield, and St. Louis Park specifically define these projects that provide supportive services and each city lays out zoning requirements for the operation and location of such supportive housing projects.

The City of Minneapolis, for example, adopted requirements in Chapter 536 defining supportive housing projects, like Beacon's, as community residential facilities or supportive housing projects. (See attached Minneapolis Zoning Ordinance.) Minneapolis determined strict zoning requirements limiting the zones in which community residential facilities or supportive housing may be developed. Minneapolis further imposes licensing requirements and distance requirements from other supportive housing or community residential facilities.

The Edina City Code should be updated to include new provisions governing the zoning and siting of larger community residential facilities and supportive housing projects like Beacon's before any amendments to the City's Comprehensive Plan or City Code are adopted allowing such supportive housing projects in areas of the City where they were previously not allowed, such as the Medical District.

2. **MORATORIUM ON LAND USE CHANGES FOR SUPPORTIVE HOUSING PROJECTS**

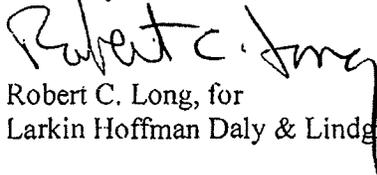
Since the City Code does not adequately address the zoning distinctions and definitions of supportive housing projects and lodging establishments, we propose that the City adopt a moratorium on land use changes related to supportive housing projects, including the current

Beacon proposal, so as to consider the inconsistencies of Edina's City Code and fashion regulations that best serve the needs of Edina by adopting some of the zoning provisions being used by neighboring cities to regulate group homes, community residential facilities, supportive housing projects and lodging establishments.

CONCLUSION

For all the reasons stated above, we respectfully request the Edina Planning Commission to deny Beacon's request for an amendment to the City's Comprehensive Plan and re-zoning for the property at 3330 West 66th Street. We further recommend that the Planning Commission and the City establish a moratorium on future land use changes relating to supportive housing projects until the City's Zoning Code can be studied and updated to better address these types of special supportive housing projects.

Sincerely,



Robert C. Long, for
Larkin Hoffman Daly & Lindgren Ltd.

Direct Dial: 952-896-3232
Direct Fax: 952-842-1779
Email: rlong@larkinhoffman.com