

3) SPECIFIC DEVELOPMENT STANDARDS REGARDING CRF'S AND SUPPORTIVE HOUSING [536.10-20]

Purpose. Specific development standards are established to provide supplemental regulations to address the unique characteristics of certain land uses. [536.10]

Specific development standards. The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

A) Community residential facility

1. The use shall be located at least one-fourth (1/4) mile from all existing community residential facilities.
2. On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
3. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
4. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
5. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms. [536.20]

B) Supportive housing

1. Supportive housing shall be located at least one-fourth (1/4) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
 - Community correctional facility.
 - Community residential facility.
 - Inebriate housing.
 - Motel.
 - Overnight shelter.
2. The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
3. On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
4. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
5. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
6. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms. [536.20]

4) FINDINGS FOR CONDITIONAL USE PERMITS APPLICABLE TO SUCH USES [525.300]

Purpose of conditional use permits. A conditional use permit (C.U.P.) allows the city to review uses, which because of their unique characteristics, cannot be permitted as of right in a particular zoning district, but which may be allowed upon showing that such use in a specified location will comply with all of the conditions and standards of this zoning ordinance. [525.300]

Required findings for conditional use permits. The city planning commission shall make each of the following findings before granting a conditional use permit:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
5. The conditional use is consistent with the applicable policies of the comprehensive plan.
6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. [525.340]

5) **ADDITIONAL INFORMATION REGARDING THE LAND USE APPROVAL PROCESS**

1. Applicants must be aware variances to the ¼ mile spacing requirement (the development standards of section 536 **EXIST ONLY IN THE CASE OF RELOCATION** of an existing facility resulting in a greater degree of conformance with the ¼ mile spacing standard.
2. The applicant bears the responsibility for ensuring the ¼ mile requirement has been met via the following methods: a) Research by the applicant b) City records c) the map of existing facilities.



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

May 15, 2014

Mayor Hovland & City Councilmembers
City of Edina
4801 W. 50th Street
Edina, MN 55424

Re: Strengthening the Edina Regional Medical District

Dear Mayor and Councilmembers:

We are writing this letter on behalf of the medical office property owners and tenants of the area north of 66th Street West and East of France Avenue in the City of Edina, known as the Edina Regional Medical District. We are proud to be a part of one of the premier medical office districts in the entire State of Minnesota and, as a group and individually, we have spent considerable resources to locate, build, and expand our businesses in this district. We hope that the City will continue to encourage this type of development and protect the investments that we have made in the community, and further attract new investments to the Edina Regional Medical District. In light of this, we strongly encourage the City to strengthen and protect the integrity of the Edina Regional Medical District and deny any request to rezone the property, located at 3330 66th Street West (formerly TCF Bank), to allow a lower-density multi-family development.

Premier Regional Medical District

The Edina Regional Medical District is one of the premier medical districts in the state. The City has a history of supporting this district where medical and dental offices and clinics, laboratories, and other health service-related businesses can thrive. The City's commitment has helped to attract a range of health services-related businesses to the area. With every one of these businesses comes a significant investment in building and staffing our offices and clinics. We attract an educated, highly-paid workforce, many of whom establish roots in the City and make Edina their home. Our investments have, in turn, attracted further investments into the district, as other businesses seek to take advantage of the central medical office location, suitable infrastructure, and nearby amenities. We appreciate the opportunity to be a part of the Edina Regional Medical District.

Opposed to Comprehensive Plan Amendment/Rezoning

If the proposed residential project proceeds, it would require a rezoning of the property and an amendment to change the City's policy set forth in the Edina Comprehensive Plan. We strongly oppose any change that would erode the zoning integrity of this district, negatively impact ongoing investments

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

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that we have made in this medical office district, and discourage future investments from other medical offices that would otherwise locate in the community. If the Comprehensive Plan is amended to allow

lower-density multi-family residential uses, such as the proposed housing project, it would permit any type of lower-density multi-family residential development to occur in the Edina Regional Medical District. In light of the current development pressures, this slippery slope could quickly attract further lower-density multi-family residential development, and eventually eliminate the significance of the Edina Regional Medical District; thus, discouraging future growth and investment in the area from the medical industry.

Approval Would Discourage Future Investment

A rezoning and Comprehensive Plan amendment to allow the proposed lower-density multi-family development would destabilize and create zoning uncertainty in the Edina Regional Medical District. The Comprehensive Plan is a policy document that we, as medical office building owners and tenants, have relied upon to guide and protect the integrity of the City's vision for this medical district. Changing the Comprehensive Plan to cater to the pressures of added lower-density multi-family development in the City would have a chilling effect on future investment in the Edina Regional Medical District. It would send a message that the City has abandoned the vision of making the area a premier medical office center, in favor of attracting lower-density multi-family development. The prosperity of the businesses in the Edina Regional Medical District requires confidence that encourages growth and investment, and approving this development would raise significant concerns and discourage future investment by the medical industry in the district.

Loss of Property Tax Base Due to Rezoning

As property owners and business taxpayers in the City, we are concerned that any rezoning from commercial to residential districts would erode the tax base and decrease revenues for the City. The inevitable outcome would be that the deficit would fall upon us, the existing taxpayers, to make up the difference. This would be a bad precedent. Other cities have seen the impacts of an eroding tax base and gone to great lengths to preserve existing businesses and business districts. We feel strongly that the City should protect the Edina Regional Medical Center District and any action to rezone a portion of this district would be the beginning of a downward trend. Moreover, there are numerous sufficient areas zoned as multi-family in the city that would allow the proposed residential development to proceed without damaging the integrity of the district and the commercial tax base. We encourage the City to work with the developer to find an appropriate location already zoned and guided for such residential development.

Detrimental Parking and Traffic Impacts of Proposed Development

We also strongly oppose any development that could not meet the requirements of the City's Ordinances. As it is currently proposed, the building would nearly double in size and eliminate existing surface parking. Despite the creation of 39 new dwelling units, there would only be 25 surface parking stalls on site. The proposed parking is not nearly enough to accommodate the overflow for both the residents and

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visitors. This will increase traffic and, with no on-street parking in the vicinity, it will create conflict with neighboring properties, who maintain parking for customers and employees.

We strongly encourage you to strengthen the integrity of the Edina Regional Medical District as a premier regional medical destination and deny any request to amend the City's existing policy to allow lower-density multi-family residential development in the district. We have made significant investments to establish and build our businesses in this district in reliance on the City's commitment to preserving the area's medical-centric character. Any decision to amend the City's Comprehensive Plan and rezone the property for residential development would be a reversal of course and put future investment in this district in question.

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

Tony Davis, Clinic Administrator
Dermatology Specialists, PA
3316 West. 66th Street #200
Edina, MN 55435
952-920-3808

McBride Properties
6515 Barrie Road
Edina, MN 55435
952-915-6000

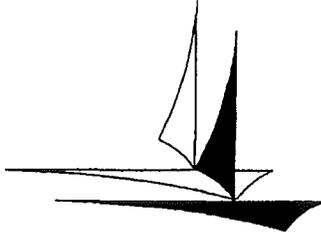
Thomas M. Keane, DDS, Owner
Esthesia Oral Surgery Care PA
3400 West 66th Street #270
Edina, MN 55435
952-920-3844

Thomas Jetzer, MD, Owner/President
Occupational Medicine Consultants
6515 Barrie Road
Edina, MN 55435
952-920-5663

Carol Jetzer, Owner/President
Employee Health Assessment Professional Services
Association
6515 Barrie Road
Edina, MN 55435
952-920-5663

Nikki Potter, Communications Rel. Director
Chiropractic Health & Wellness
3400 W. 66th Street #128
Edina, MN 55435
952-835-6750

CC: Sen. Melissa Franzen 651-296-6238 sen.melisa.franzen@senate.mn
Rep. Paul Rosenthal 651-296-7803 rep.paul.rosenthal@house.mn
Rep. Ron Erhardt 651-296-4363 rep.ron.erhardt@house.mn



City of Minneapolis
Community Planning & Economic Development
Planning Division
250 South 4th Street, Room 300
Minneapolis MN 55415-1316
612-673-3000

COMMUNITY RESIDENTIAL FACILITY / SUPPORTIVE HOUSING REQUIREMENTS

1) DEFINITIONS FROM THE MINNEAPOLIS ZONING ORDINANCE.

A) Community residential facility. A facility where one (1) or more persons reside on a twenty-four (24) hour per day basis under the care and supervision of a program licensed by the Minnesota Department of Human Services (DHS). Community residential facilities shall not include facilities that are also eligible for licensure by the Minnesota Department of Corrections (DOC). Note: the use is commonly referred to as a "CRF". [520.160]

B) Supportive housing. A facility that provides housing for twenty-four (24) hours per day and programs or services designed to assist residents with improving daily living skills, securing employment or obtaining permanent housing. It does not include:

- Senior housing with services designed specifically to serve the needs of aging residents.
- Inebriate housing.
- Any facility licensed by the Minnesota Department of Human Services (DHS), Department of Health (DOH) or Minnesota Department of Corrections (DOC).
- Any other county, state or federal community correctional facility.
- Fraternities, sororities or other student housing.
- Any facility owned, leased or operated by the Minneapolis Public Housing Authority (MPHA).
- The use of one (1) dwelling unit on one (1) zoning lot which meets the occupancy requirements of the zoning district in which it is located. [520.160]

2) USES ALLOWED IN THE ZONING DISTRICTS, GENERALLY.

A) A Community Residential Facility (CRF) serving six (6) or fewer persons is: permitted in all the Residence Districts (R1, R1A, R2, R2B, R3-R6), all the Office-Residence Districts (OR1-2-3), and all the Commercial Districts (C1-2, C3A, C3S, C4). [546.30, 547.30, 548.30]

A CRF serving **seven to sixteen (7-16)** is a conditional use in the R3, R4, R5, and R6 Districts, all the Office-Residence Districts (OR1-2-3), and all the Commercial Districts (C1-2, C3A, C3S, C4). [546.30, 547.30, 548.30]

A CRF serving **seventeen to thirty-two (17-32)** is a conditional use in the R4-R6 Districts, the OR2 and OR3 Districts, and the C2, C3A, C3S, and C4 Districts. [546.30, 547.30, 548.30]

A CRF serving **seven to thirty-two persons (7-32)** is a conditional use in all Downtown zoning districts. (549.30)
A CRF is prohibited in all the Industrial districts. (550.30)

B) Supportive Housing is a conditional use in the R4-R6 Districts, the OR2 and OR3 Office-Residence Districts, the C2 and C4 Commercial Districts, and all Downtown Districts. [546.30, 547.30, 548.30, 549.30]

Attention: If you need other disability related accommodations, such as a sign language interpreter, accessible meeting site, or materials in alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting. If you want help translating this information, call – Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; Somali - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500.



June 4, 2014

Mayor Hovland and City Councilmembers
City of Edina
4801 W. 50th Street
Edina, MN 55424

Re: Proposed Re-zoning of 3360 W. 66th Street

Dear Mayor and Councilmembers:

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 franchise; we are locally owned and operated. We operate a location for the residents of Edina at 6519 Barrie Road. Step By Step has been in this location for 22 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.

For decades we have watched the growth and improvement of this area, largely due to the city's focus on maintaining a regional medical district. We hope you and the City Council will continue to place a premium on maintaining the integrity of this medical district. We urge the council to deny any request to rezone the property, located at 3360 66th Street West (currently TCF Bank), to allow for a multi-family supportive housing project for displaced young adults. 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.

We are opposed to the rezoning for the number of issues this presents to the existing members of the community. The obvious one is parking. There are already severe limitations in parking and changing the zoning to allow for a residence will only exasperate the problem. Our experience shows that parking is always an issue, especially when working with an existing footprint; please do not underestimate the increased traffic brought to this small area by this project no matter what kind of estimates are provided, estimates are usually wrong. Secondly, being a business owner and taxpayer in the city of Edina for over 22 years we are concerned about the rezoning from commercial to residential districts. Ultimately this erodes the tax base in the city and decreases revenues for the City. Eventually this inevitable shortfall will fall to the existing taxpayers to shoulder the burden of the

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-Ridgevale

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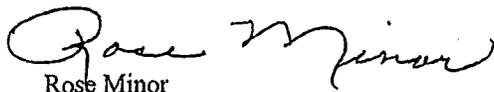
difference. Finally, we are also concerned about the new uses and incompatibility this new zoning presents to child care centers. We feel this is completely incompatible with current zoning. Ms. Blons has stated this project will be similar to their existing housing project located on 3710 Nicollet Ave. Based on Minneapolis Police reports there were 51 responses by Mpls Police over a 21 month period at this address. Calls ranging from fights, assaults, domestic abuse, person with a gun, theft, property damage, etc. I've attached a copy of this report for your information. 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 and the impact this has on prospective parents wishing to enroll their children in our program.

We attended the City Council meeting on May 20th. It was somewhat surprising to hear many in the council voicing such strong support during a sketch plan meeting. It certainly sounds like the council's approval is just a foregone conclusion and the public's input would merely be a formality. I was also very surprised to hear Ms. Blons talk with such conviction that she had talked to her neighbors regarding the project. We were equally disappointed at the public comments from Beacon Interfaith on reaching out to neighbors and members of the community. We have received no such communication so it appears Beacon is already cutting corners in this process. Where else can we expect them to cut corners?

Step By Step deals with a family's most precious assets. 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 supervised facility for teens in the area.

We remain opposed to the rezoning of this area outlined above; we were shocked and appalled to hear that a facility serving young adults would not be supervised 24x7 especially after receiving the police report. 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: Sen. Melissa Franzen 651-296-6238 sen.melissa.franzen@senate.mn
Rep. Paul Rosenthal 651-296-7803 rep.paul.rosenthal@house.mn
Rep. Ron Erhardt 651-296-4363 rep.ron.erhardt@house.mn

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

CALLS FOR SERVICE REPORT BY BLOCK

Run date: 5/23/2014

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

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 12:03:33 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	105
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 Dwng In Progress	Assist	12-137181	
7/25/2012 12:02:52 AM	3701 NICOLLET AV	Suspicious Person	Reprimand/Release	12-230676	
2/29/2013 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 1:53:39 PM	3710 NICOLLET AV	Neighbor Trouble	Assist	12-019887	320
1/23/2012 4:56:07 AM	3710 NICOLLET AV	Attempted Suicide	Report	12-021213	305
2/9/2012 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 3:12:41 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		12-272941	
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	12-378840	
12/9/2012 5:34:39 PM	3710 NICOLLET AV	Domestic Abuse Report Only	Report	12-378842	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	302
5/26/2013 12:36:31 AM	3710 NICOLLET AV	Fight	Assist	13-162037	
8/8/2013 6:58:32 PM	3710 NICOLLET AV	Domestic Abuse-In Progress	Assist	13-258755	304
10/1/2013 3:54:36 PM	3710 NICOLLET AV	Assault in Progress	Advised	13-324359	307
10/7/2013 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	13-430045	
1/31/2014 1:01:04 PM	3710 NICOLLET AV	Tenant Trouble		14-032484	312
2/2/2014 7:24:52 AM	3710 NICOLLET AV	Unwanted Person	Sent	14-035703	
2/17/2014 4:56:45 AM	3710 NICOLLET AV	Unwanted Person	Come on Arrival	14-051938	
2/17/2014 5:04:06 AM	3710 NICOLLET AV	Unwanted Person	Sent	14-051940	
3/1/2014 3:27:04 PM	3710 NICOLLET AV	Domestic	Come 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 11:41:51 PM	3710 NICOLLET AV	Domestic	Advised	14-114559	
4/11/2014 7:47:36 PM	3710 NICOLLET AV	Theft - Report Only	Report	14-117235	210
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	Come on Arrival	14-124561	
4/21/2014 7:58:17 PM	3710 NICOLLET AV	Assault in Progress	Come on Arrival	14-130064	
4/22/2014 5:58:41 PM	3710 NICOLLET AV	Theft	Advised	14-131243	202

51
Total

Pct 5

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	
5/12/2014 10:44:02 AM	3710 NICOLLET AV	Damage Property-Rpt Only	Report	14-156347	
12/23/2012 11:39:36 AM	3711 NICOLLET AV	Unwanted Person	Tagged	12-392650	
8/13/2012 8:37:00 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	
6/9/2012 6:04:01 PM	3719 NICOLLET AV	Damage Property-In Progress	Gone on Arrival	13 181006	
11/7/2012 11:22 19 AM	3724 NICOLLET AV	Burglary Dwing - Report	Report	12-366260	
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 Dwing - 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	12-163849	
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 Dwing - Report	Report	12-166699	
6/7/2012 6:53:38 PM	3725 NICOLLET AV	Auto Theft	Assist	12-169449	
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 Dwing - Report	Reprimand/Release	12-214636	
7/20/2012 6:59:07 PM	3725 NICOLLET AV	Burglary Dwing - Report	Report	12-225755	
8/11/2012 1:51:24 PM	3725 NICOLLET AV	Burglary Dwing In Progress	Booking	12-251840	2
8/11/2012 2:47:51 PM	3725 NICOLLET AV	Burglary Dwing 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 Dwing 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 Dwing In Progress	Gone on Arrival	12-309003	
10/3/2012 10:34:36 PM	3725 NICOLLET AV	Prowler	Gone on Arrival	12-312888	
10/15/2012 6:45:29 PM	3725 NICOLLET AV	Trespass in Boarded Dwelling	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 5:40:27 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
8/7/2012 3:29:50 AM	3726 NICOLLET AV	Unwanted Person	Gone on Arrival	13-251174	DN
8/7/2012 4:41:23 AM	3726 NICOLLET AV	Damage Property-In Progress	Report	13-251198	//DN
3/17/2012 8:13:01 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/Dom 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	
2/4/2012 12:30:11 AM	3740 NICOLLET AV	Suspicious Vehicle	All OK	13-032425	
4/3/2012 1:26:40 PM	3740 NICOLLET AV	Retrieve Prop/Dom Situation	Advised	13-098761	
6/28/2012 9:54:02 AM	3740 NICOLLET AV	Walk Through a Building	Inservice	13-205540	
12/14/2012 2:41:23 PM	3740 NICOLLET AV	Customer Trouble	Advised	13-414211	
12/14/2012 4:06:25 PM	3740 NICOLLET AV	Customer Trouble	Advised	13-414268	
1/23/2012 10:58:53 PM	3743 NICOLLET AV	Music-Loud	Allvised	12-021175	
2/23/2012 6:57:17 PM	3743 NICOLLET AV	Domestic Abuse Report Only	Report	12-052467	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
6/13/2012 10:58:29 AM	3743 NICOLLET AV	Audible Business Alarm	False	13-185731	
10/12/2012 1:33:24 AM	3743 NICOLLET AV	Suspicious Vehicle	Advised	13-338496	
12/20/2012 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	Insecure Business	All OK	12-121886	
1/18/2012 3:01:56 AM	3751 NICOLLET AV	Assault in Progress	Tagged	13-016139	4
6/21/2012 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	13-206757	
8/14/2012 8:00:16 PM	3756 NICOLLET AV	Miscellaneous	Report	12-255823	
3/2/2012 1:47:27 PM	3756 NICOLLET AV	Suspicious Person	Advised	13-061408	
5/14/2012 5:30:10 PM	3756 NICOLLET AV	Unwanted Person	Gone on Arrival	13-148561	
7/7/2012 4:19:24 AM	3756 NICOLLET AV	Audible Business Alarm	Cancel	13-211692	
8/1/2012 4:49:52 AM	3756 NICOLLET AV	Audible Business Alarm	Report	13-248380	
8/16/2012 3:50:42 PM	3756 NICOLLET AV	Threats	Advised	13-268291	
12/9/2012 9:21:01 PM	3756 NICOLLET AV	Robbery of Biz In Progress	Report	13-409063	
12/16/2012 4:18:01 PM	3756 NICOLLET AV	Audible Business Alarm	All OK	13-416380	
12/16/2012 8:13:56 PM	3756 NICOLLET AV	Audible Business Alarm	False	13-416646	
12/17/2012 6:06:21 AM	3756 NICOLLET AV	Audible Business Alarm	False	13-417089	
12/18/2012 6:25:16 AM	3756 NICOLLET AV	Audible Business Alarm	False	13-418375	
12/19/2012 11:12:11 PM	3756 NICOLLET AV	Audible Business Alarm	Assist	13-420461	

Pet 5

3700 BLOCK OF NICOLLET

Date/Time	Address	Problem	Disposition	Case #	Apt./Flr.
12/24/2013 10:58:20 PM	3756 NICOLLET AV	Business Check	All OK	13-425761	
2/6/2014 8:39:50 PM	3756 NICOLLET AV	Attempted Suicide	Cancel	14-039813	
2/6/2014 8:39:59 PM	3756 NICOLLET AV	Assist EMS Personnel	Assist	14-039815	
4/17/2014 7:28:45 PM	3756 NICOLLET AV	Theft - Report Only	Information	14-124895	
4/29/2014 12:01:26 AM	3756 NICOLLET AV	Business Check	All OK	14-139020	
5/5/2014 10:32:16 PM	3756 NICOLLET AV	Business Check	All OK	14-147987	
5/4/2014 11:00:31 PM	3758 NICOLLET AV	Suspicious Vehicle	Gone on Arrival	14-146648	
2/15/2012 12:40:45 AM	3764 NICOLLET AV	Audible Business Alarm	False	12-044338	
6/22/2012 12:33:11 AM	3764 NICOLLET AV	Audible Business Alarm	False	12-191230	
9/30/2012 4:49:16 AM	3764 NICOLLET AV	Audible Business Alarm	False	12-308914	
11/20/2012 8:56:51 AM	3764 NICOLLET AV	Audible Business Alarm	False	12-360537	
2/10/2013 8:08:55 AM	3764 NICOLLET AV	Burglary Biz - In Progress	Report	13-038720	
3/22/2013 8:34:42 PM	3764 NICOLLET AV	Unwanted Person	Sent	13-085116	
4/19/2013 10:01:58 AM	3764 NICOLLET AV	Down Outside-One w/Fire	Cancel	13-117781	
6/10/2013 12:58:04 AM	3764 NICOLLET AV	Unwanted Person	Gone on Arrival	13-181798	
11/28/2013 6:39:13 PM	3764 NICOLLET AV	Audible Business Alarm	All OK	13-396604	
12/14/2013 7:38:48 PM	3764 NICOLLET AV	Attempt Pick-Up	Hooking	13-414476	
1/12/2014 1:01:02 AM	3764 NICOLLET AV	Receive Information	Information	14-011427	
2/11/2014 10:08:05 AM	3764 NICOLLET AV	Audible Business Alarm	False	14-045112	
4/16/2014 1:59:51 AM	3764 NICOLLET AV	Suspicious Person	Advised	14-122820	
5/19/2014 1:42:02 AM	3764 NICOLLET AV	Fight	Gone on Arrival	14-165062	
6/12/2012 11:01:33 PM	3788 NICOLLET AV	Suspicious Person	All OK	13-180341	

*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,

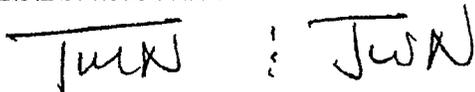
Mayor Hovland
Members of Edina City Council
May 19, 2014
Page 2

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 colon. The signatures are in black ink and appear to be 'TMN' and 'JWN'.

Thomas M. Nelson & James W. Nelson
Its Members

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



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

July 18, 2014

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

Re: Planning Commission Hearing: Beacon Interfaith Supportive Housing Project Proposal
for 3330 West 66th Street

Dear Chair Staunton and Commission Members:

We are filing this letter in opposition to the Beacon Interfaith proposal for a supportive housing project for homeless teens at 3330 West 66th Street in Edina and to request an opportunity to voice our opinion at the July 23 Planning Commission Hearing.

We are writing this letter on behalf of several of the medical office property owners and tenants of the area north of 66th Street West and East of France Avenue in the City of Edina, known as the Edina Regional Medical District. We are proud to be a part of one of the premier medical office districts in the entire State of Minnesota and, as a group and individually, we have spent considerable resources to locate, build, and expand our businesses in this district. We hope that the City will continue to encourage this type of medical office development and protect the investments that we have made in the community, and further attract new investments to the Edina Regional Medical District. In light of this, we strongly encourage the City to strengthen and protect the integrity of the Edina Regional Medical District and deny any request to amend the city's comprehensive plan and rezone the property, located at 3330 West 66th Street (formerly TCF Bank), to allow a multi-family supportive housing development.

Premier Regional Medical District

The Edina Regional Medical District is one of the premier medical districts in the state. The City has a history of supporting this district where medical and dental offices and clinics, laboratories, and other health service-related businesses can thrive. The City's commitment has helped to attract a range of health services-related businesses to the area. With every one of these businesses comes a significant investment in building and staffing our offices and clinics. We attract an educated, highly-paid workforce, many of whom establish roots in the City and make Edina their home.

Our investments have, in turn, attracted further investments into the district, as other businesses seek to take advantage of the central medical office location, suitable infrastructure, and nearby amenities. We appreciate the opportunity to be a part of the Edina Regional Medical District.

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

Opposed to Comprehensive Plan Amendment/Rezoning

If the proposed residential project proceeds, it would require a rezoning of the property and an amendment to change the City's policy set forth in the Edina Comprehensive Plan. We strongly oppose any change that would erode the zoning integrity of this district, negatively impact ongoing investments that we have made in this medical office district, and discourage future investments in our properties and other medical offices that would otherwise locate in the community. If the Comprehensive Plan is amended to allow multi-family supportive housing residential uses, such as the proposed housing project, it would permit any type of multi-family supportive housing residential development to occur in the Edina Regional Medical District. In light of the current development pressures, this slippery slope could quickly attract further multi-family supportive housing residential developments, and eventually eliminate the significance of the Edina Regional Medical District; thus, discouraging future growth and investment in the area from the medical industry.

Approval Would Discourage Future Investment

A rezoning and Comprehensive Plan amendment to allow the proposed multi-family supportive housing development would destabilize and create zoning uncertainty in the Edina Regional Medical District. The Comprehensive Plan is a policy document that we, as medical office building owners and tenants, have relied upon to guide and protect the integrity of the City's vision for this medical district. Changing the Comprehensive Plan to allow exceptions for certain types of multi-family supportive housing developments in the City would have a chilling effect on future investment in the Edina Regional Medical District. It would send a message that the City has abandoned the vision of making the area a premier medical office center, in favor of attracting multi-family supportive housing developments. The prosperity of the businesses in the Edina Regional Medical District requires confidence that encourages growth and investment, and approving this development would raise significant concerns and discourage future investment by the medical industry in the district.

Loss of Property Tax Base Due to Rezoning

As property owners and business taxpayers in the City, we are concerned that any rezoning from commercial to low-density or supportive housing residential properties would erode the tax base and decrease revenues for the City. The inevitable outcome would be that the deficit would fall upon us, the existing taxpayers, to make up the difference. This would be a bad precedent. Other cities have seen the impacts of an eroding tax base and gone to great lengths to preserve existing businesses and business districts. We feel strongly that the City should protect the Edina Regional Medical Center District and any action to rezone a portion of this district would be the beginning of a downward trend. Moreover, there are numerous sufficient areas zoned as multi-family in the city that would allow the proposed supportive housing development to proceed without damaging the integrity of the district and the commercial tax base. We encourage the City to work with the developer to find an appropriate location already zoned and guided for such multi-family residential development.

Detrimental Parking and Traffic Impacts of Proposed Development

We also strongly oppose any development that would not meet the requirements of the City's Ordinances. As it is currently proposed, the building would nearly double in size and eliminate existing surface parking. Despite the creation of 39 new dwelling units, there would only be 25 surface parking stalls on site. The proposed parking is not nearly enough to accommodate the overflow for both the residents and visitors. This will increase traffic and, with no on-street parking in the vicinity, it will create conflict with neighboring properties, who maintain parking for customers and employees.

Not a Financially Viable, Cost-Effective or Sustainable Project

We also believe that a \$10 million project cost for 39 units of supportive housing, which comes out to \$256,410 per unit or \$732 per square foot per unit, will make this project unable to get financing from traditional private and public sources, and so the project will never get built. The City will have then created a significant new zoning change to allow for a supportive and multi-family housing project that will never be completed. The new zoning change will then allow any other future supportive or multi-family housing project to get built in the Edina Regional Medical District.

We strongly encourage you to strengthen the integrity of the Edina Regional Medical District as a premier regional medical destination and deny any request to amend the City's comprehensive plan and zoning code to allow multi-family supportive housing residential development in the district. We have made significant investments to establish and build our businesses in this district in reliance on the City's commitment to preserving the area's medical office character. Any decision to amend the City's Comprehensive Plan and rezone the property for residential multi-family supportive housing development would be a reversal of course and put future investment in this district in question.

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



ADVANCED
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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

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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.

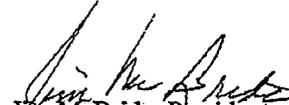
We are not alone in our concerns and several other neighboring landowners have also expressed concerns regarding the negative economic impact of allowing supportive housing in the Regional Medical District. If the Beacon project is allowed to proceed, the integrity of the Regional Medical District will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

Comprehensive Plan Amendment

SUBMITTAL GUIDE



May 2011

This guide was developed to streamline the comprehensive plan amendment submittal process by providing instructions and applicable guidelines and policies in one location. The comprehensive plan amendment guide and form are available in digital format online: <http://www.metrocouncil.org/planning/assistance/resources.htm>

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How to Submit the Amendment	3
Review Timeline	4
Administrative Review of Certain Plan Amendments.....	4

Comprehensive Plan Amendment Submittal Instructions

If a municipality changes any part of chapter of its comprehensive plan, it must submit the comprehensive plan amendment to the Metropolitan Council for review. Municipalities amend their comprehensive plans for various reasons, including:

- Changes resulting from interim planning activities
- Changes to a land use guiding to allow a proposed development
- Routine update of a public facilities element
- Text amendment to revise a policy or land use category
- Route update to incorporate new information

If you need assistance about whether a comprehensive plan amendment is needed or assistance completing any part of the comprehensive plan amendment form or procedures, contact the Metropolitan Council's Sector Representative assigned to your municipality for further information.

Consult the Metropolitan Council's Local Planning Handbook for detailed information about the review criteria used once comprehensive plan amendments have been submitted for review.

Steps to Take Before Submitting an Amendment for Review

Before a municipality submits a comprehensive plan amendment to the Metropolitan Council for review, it must take the following steps:

- Planning Commission approval
- Local governing body approval (but not final adoption)
- Adjacent governmental units and affected school districts review

Adjacent Review Period

The municipality must allow adjacent governments, affected special districts, and affected school districts up to **60 days** to review the comprehensive plan amendment. This waiting period allows interested parties to review and comment on the amendment before Metropolitan Council review.

Adjacent Review Period Waiver. The Council may prescribe a shorter review and comment period for "minor plan amendments," or may waive the review and comment period if a minor plan amendment involves lands that are not contiguous to other local governmental units.

A local community may waive the adjacent review and comment period for a minor plan amendment if all of the following are met:

1. The amendment involves a site of 40 acres or less;
2. The amendment does not change the community's growth

This comprehensive plan amendment guide and form are available in digital format online: <http://www.metrocouncil.org/planning/assistance/resources.htm>

Sector Representatives: <http://www.metrocouncil.org/planning/assistance/sectorreps.htm>

Review Criteria in the Local Planning Handbook:
<http://www.metrocouncil.org/planning/LPH/LPHSect1.pdf#page14>

Minor Plan Amendments
Minn. Stat. 473.858, Subd. 2

Adjacent Review Waiver Criteria

forecasts for 2010-2030 or the TAZ allocations; and

3. The amendment site is either:
 - a. More than one quarter (1/4) of a mile from an adjacent jurisdiction, or
 - b. Beyond the distance or area which the community's adopted ordinances require notice to adjacent or affected property owners, whichever distance is less.

A local community may also waive the adjacent review and comment period for a text change whose cumulative impacts meet the criteria described above.

Communities should consult with Council staff to determine if an amendment is a "minor" one for which the Council might waive the review and comment by adjacent jurisdictions.

Content Requirements

Submit the completed comprehensive plan amendment form (a part of this guide) and the following information for each comprehensive plan amendment:

1. Color maps showing the following (8.5x11 or 11x17):
 - a. General location of proposed changes
 - b. Current planned land use and proposed planned land use
 - c. Current and proposed sewer staging changes
 - d. Minnesota Land Cover Classification System, if available
2. Staff report to planning commission or local governing body
3. Other relevant information related to the amendment

How to Submit the Amendment

The Metropolitan Council encourages submission of planning documents in a digital format because it reduces the number of paper copies required. To submit a comprehensive plan amendment in **electronic format**, mail the CD with the complete electronic document and one hard copy to the Reviews Coordinator.

The Council's official review does not start until both the electronic and paper versions of the amendment materials are received and the guidelines below are followed:

1. The electronic copy is organized as one unified document. For example, "CityNameProjectCPA.pdf" is acceptable versus numerous separate files of reports, figures, and maps.
2. The CPA submittal form and any background information are included at the beginning of the electronic submittal.
3. The electronic copy and the paper copy are exactly the same.

To submit **paper** copies only, mail the comprehensive plan amendment materials and related documents to the Metropolitan Council's Review Coordinator as follows:

- Comprehensive plan amendment: Three (3) paper copies
- Surface water management plan, water supply plan, comprehensive sewer plan, CA/MNRRRA plans: Two (2) copies

CPA Submittal Checklist

- Completed CPA Submittal Form
- Staff report regarding CPA
- Other relevant information related to the CPA

And the following color maps:

- General location of CPA
- Current planned land use
- Proposed planned land use change
- Current sewer staging
- Proposed sewer staging changes
- Existing land cover (MLCCS if available)

Mail Submittals to:
Reviews Coordinator
Metropolitan Council
390 North Robert Street
St. Paul, MN 55101-1805

The official review process begins only after the Metropolitan Council receives the paper copies of the official submittal.

Review Timeline

The timeline for review of a comprehensive plan amendment is as follows:

Adjacent governmental units and affected school districts review and comment

- 60 days prior to submitting amendment to the Council for review
- Satisfaction of this requirement is one of the criteria for determining whether an application is complete for review

Council reviews for conformance, consistency, and compatibility

- 60 days upon determination by the Council that the application is complete for review

The Council may extend the review period

- An additional 60 days if needed
- Beyond 120 days if agreed to by the municipality

Administrative Review of Certain Plan Amendments

The Metropolitan Council has adopted guidelines for administratively reviewing Comprehensive Plan Amendments. The Council authorized the Regional Administrator or designee to administratively review minor comprehensive plan amendments, and the Metropolitan Council Environmental Services (MCES) General Manager to administratively review local water management and water supply plan amendments, provided that they meet the criteria outlined below. Administrative review typically occurs 30 days after receiving a complete comprehensive plan amendment submittal.

For All Minor Comprehensive Plan Amendments, Local Water Management, and Local Water Supply Plan Amendments:

The community must show that it has addressed or is committed to address through a resolution any outstanding issues with the 2030 Comprehensive Plan update or other Council actions.

Minor Comprehensive Plan Amendments must satisfy all of the following:

1. Meet the submittal requirements of the Metropolitan Land Planning Act for content or be determined to be complete for review by the Council.
2. Be consistent with local applicable controls or the jurisdictions supplies evidence that the local controls will be modified to be consistent with the proposed amendment.
3. Be within 5 percent of the Council's forecasts.
4. Conform to the regional systems plans.

Administrative review typically occurs 30 days after receiving a complete plan amendment submittal.

The Metropolitan Council adopted revisions to the Administrative Review Guidelines on July 28, 2010, Business Item 2010-258.

Comprehensive Plan Amendment Criteria

5. Be consistent with the MUSA guidelines if residential units are proposed.
6. Be consistent with the Council's *2030 Regional Development Framework*.
7. Be consistent with the Council's housing policies.
8. Be compatible with the plans of adjacent jurisdictions.
9. If an adjacent jurisdiction is potentially impacted by the amendment, the Council has received documentation that the adjacent jurisdiction has been notified.
10. Propose a land use change of a size less than 80 acres, unless the land use change is for Agricultural Preserves enrollment.
11. Propose a land use change that will result in less than 100 housing units.
12. Or propose a land use change to guide land at no more than one unit per 40 acres to meet the requirements of the Agricultural Preserves Program (Minn. Stat. Ch. 473H)
13. Does not have the potential for a cumulative impact.

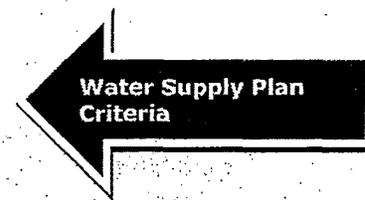
Local Water Management and Local Water Supply Plan Amendments

Local **water management plans** that are submitted as comprehensive plan amendments may be reviewed administratively if they meeting all of the following conditions:

1. The plan conforms to Council policy plans and regional systems plans.
2. The plan does not present a substantial departure from regional plans or present a substantial impact on regional systems.
3. The plan includes ordinances or refers to adopted ordinances as identified in the Council's *2030 Water Resources Management Policy Plan* to aid in plan implementation.
4. The plan includes all required elements of local water management plans as outlined in the *2030 Water Resources Management Policy Plan*.

Local **water supply plans** that are submitted as comprehensive plan amendments may be reviewed administratively if they meet all of the following conditions:

1. The plan is consistent with Council policy plans.
2. The plan is not proposing new wells in the Mt. Simon Hinckley aquifer.
3. The plan is not proposing interconnection with other communities as the main source of water for the community.
4. The plan is not proposing a residential gallons/capita/day of more than 100 gpcd.
5. The plan includes all required elements of a local water supply plan as outlined in the *2030 Water Resources Management Policy Plan*.
6. The community does not have any known significant contamination problems with their water supply source.



If you think that the administrative review process may be appropriate for your comprehensive plan amendment, contact your Sector Representative to determine how to proceed.

REPORT / RECOMMENDATION**To:** MAYOR AND COUNCIL**Agenda Item #:** VIII. D.**From:** Bill Neuendorf
Economic Development Manager**Action** **Discussion** **Date:** June 3, 2014**Information** **Subject:** Consider Metropolitan Council Livable Community grant award – 66 West Apartments by Beacon**Action Requested:**

Authorize the City Manager to acknowledge the receptivity of Metropolitan Council Livable Community Account (LCA) funding to assist the development of affordable housing potentially located at 3330 West 66th Street.

Information / Background:

On May 20, 2014, Beacon Interfaith Housing Collaborative presented their concept to develop new transitional housing for formerly homeless young adults at 3330 West 66th Street (at Barrie Road). This concept requires several changes to Edina's zoning code and Comprehensive Plan. The City has made no decision about the appropriateness of the potential changes and at this time has no official position on the potential project.

Keeping in mind the authority of the City to either approve or deny requested changes to local ordinances and laws, the City is also aware that it can be very difficult to finance affordably-priced housing units. Such projects typically require funding from a number of different sources; and each source typically operates under unique criteria and schedules.

The Metropolitan Council, through the Minnesota Housing Finance Agency "Super RFP" process, makes grant funding available for new affordable housing using their Livable Communities Account (LCA). The Super RFP is a highly competitive funding application that is only available once per year. It can often take several application cycles before an award is made to a project. New developments located in municipalities that participate in the Met Council LCA programs are eligible to receive a grant. The intention of the funding stream is to help municipalities meet their negotiated LCA housing goals. The City of Edina previously approved Resolution 2010-71 to remain an active participant in the LCA program in order to achieve the shared goal of 138-212 new affordably-priced housing units in Edina from 2011 to 2020.

Beacon anticipates moving forward in their pursuit of development approvals for the 3330 West 66th Street location in a manner responsive to the comments and concerns voiced at the May 20, 2014 sketch plan review. Despite their pending zoning application, Beacon also intends to submit a Super RFP application to satisfy the June 10, 2014 deadline. If successful, the LCA award would be one of several funding sources necessary to satisfy the capital construction budget. LCA program rules award the grant to the City of Edina who then would enter into a sub-recipient grant agreement with the developer.

The City is requested to demonstrate its willingness to accept an LCA grant if the application is successful. Willingness to accept an LCA grant in no way binds the City to approve regulatory or legislative changes to accommodate the proposed transitional housing development at the proposed language. Any LCA funding award would be contingent on final land use approvals.

Staff recommends that the City express its receptivity and willingness to accept LCA funds. This show of receptivity is consistent with Resolution 2010-71 and would allow the developer to pursue site approvals and financing commitments concurrently. In the event that the City grants regulatory approvals, concurrent efforts would expedite delivery of the finished project.

Attachments:

LCA Receptivity to Award form

Jackie Hoogenakker

From: Koelmel, Dana <Dana.Koelmel@va.gov>
Sent: Friday, July 18, 2014 12:55 PM
To: Jackie Hoogenakker
Subject: Teenage Homeless Facility
Attachments: City of Edina.doc

To the city of Edina,
Attached is my letter regarding the proposed planning for the homeless teen shelter in Edina.
If this attachment cannot be opened please let me know, I will then send the letter by postal mail.
Thank you.

Dana Koelmel

Program Support Assistant
Minneapolis VA Health Care System (MVAHCS)
Pharmacy Service 119
phone: 612-467-2040
email: Dana.Koelmel@va.gov



MEMORANDUM

DATE: July 18, 2014
FROM: Dana Koelmel
SUBJ: Lot 2 Block 3 Southdale Acres Public Hearing Notice case file 2014.008
TO: City of Edina Planning Department

My name is Dana Koelmel and I am a homeowner at the Colony of Edina 6328 Colony Way. I have been hearing many negative responses to the proposed Interfaith Housing Collaborative and feel that homeowners and business around this area must be educated clearly about what this housing is for. My husband have been active with Urban Homeworks and habitat for humanity through our church St. John's Episcopal in Minneapolis so we are aware of the need for homes and facilities like this that are sponsored through different churches.

I am not against this facility being built because this will give the teenagers a safe place to be if they are not able to be at the home where their parents or other family members. This will give the teenager a place to call home especially if they are working. The teens need encouragement and safety to become an adult citizen.

This issue is bothering me because society seems to place a cap on the word "homeless" thinking that homeless citizens pose a threat and danger to society. Rumors have been going around the complex I live in (Colony at Edina) that juvenile delinquents are going to live there and that is not true.

As an employee at the Minneapolis VA Medical center we see veterans returning from their tour of duty only to become homeless and these are men and women who served our country in the military.

Over the years facilities such as nursing homes and group homes have been downgraded by society and are feared by homeowners. Many years ago citizens with downs syndrome, autism and seizure disorders were sent to medical institutes and not give a chance to work and live as normal a life as possible in society.

I am diagnosed with seizure disorder otherwise known as Epilepsy I have been discriminated against and I feel that is what we are doing with homeless teens. I want to see the homeless teens in a facility they feel safe with rules and regulations rather than trying to live on the streets begging for money and possibly get hooked into drugs or even gangs.

I have seen several teenagers begging for money at Southdale mall. At first it startled me to see the teenagers in this southwest suburb, but it opened my eyes that homelessness is happening everywhere and we need to help.

If the community could get testimonials from adults or other teens that lived in a homeless facility and explain how the shelters gave them a chance at life this could help to clear up this terrible misjudgment that so many citizens are giving this facility.

Sincerely,
Dana Koelmel

Cary Teague

From: Lynette Lamb <llamb@macalester.edu>
Sent: Friday, July 25, 2014 12:12 PM
To: Cary Teague
Subject: 66 West project

July 25, 2014

Cary Teague

Edina Community Development Director

Dear Mr. Teague:

I am a longtime member of Edina Community Lutheran Church, one of the partners promoting 66 West, and I also was one of the 170 people supporting that project who came to your meeting last Wednesday night. All of us were very disappointed to be turned away that night, and to be honest it really felt like last-minute political maneuvering rather than a sincere mistake. I hope you'll prove me wrong.

I am writing you today to urge your support for this proposed affordable housing development designed for 3330 W. 66th Street.

Today there are many homeless young people in the southwestern suburbs, kids with no place to go. My daughter, who attends Perpich Arts High School in Golden Valley, knows of several fellow students—some from Edina—who are living in their cars or on their friends' couches because for various reasons they've been forced to leave their homes. I know there are more kids—attending Edina, Eden Prairie, and Hopkins High School, among others—that are in the same dire situation.

These kids need a safe place to live, a place where they can receive the kind of educational and vocational support provided by Beacon Interfaith Housing Collaborative—the nonprofit that would run 66 West. This particular location, near jobs and mass transit, is a perfect one for this small youth housing development.

Edina, as you may know, doesn't enjoy the most stellar reputation for welcoming all citizens, regardless of financial means. As the Edina community development director, I'm sure you care about the welfare of *all* members of your community and surrounding ones—especially the young people. I hope you and your colleagues will step up to support this important initiative in Edina.

Sincerely,

Lynette Lamb



July 27, 2014

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

Dear Mr. Teague,

Along with 170 fellow citizens who turned out in support of the **66 West Supportive Teen Housing** project, I was present in the Edina Council City Chambers this past Wednesday, July 23 when it was decided to re-schedule this public hearing on the project to August 13 because of an administrative error on the City's part. I came prepared to give testimony in support of **66 West Supportive Teen Housing** project to the Edina Planning Commission.

Thankfully, Planning Commission member, Susan Lee, recommended that those of us who came prepared to give testimony in support of the project, but cannot participate at the public hearing of August 13, 2014 be given the opportunity to ensure our concerns became part of the public record. We were asked to send our testimony to you as Edina's Director of Community Planning. The Commission voted "yes" to this recommendation. Acting in good faith, I have enclosed my prepared testimony believing you will make this available for each City Planning Commission member to read before a vote is taken on August 13.

Sincerely,



Cathleen R. Godsall, LSW
5601 Johnson Dr. Edina, MN 55436

Enclosure: **66 West Supportive Teen Housing** Testimony from Cathleen R. Godsall

July 28, 2014

Good evening members of the Edina Planning Commission. Thank you for your commitment to public service and most especially thank you for the time you have spent as you thoughtfully consider making affordable, supportive housing for homeless teens in our western suburbs a priority!

While our state legislative support of this issue is reflected in the passing of a funding bill that funnels \$100 million for affordable housing to all parts of Minnesota, our local suburban community is where we all have to come together to make this a reality and make a difference in the lives of our next generation.

The **66th West Apartments Supportive Housing** project focuses on teens (18-21 y/o) who find themselves needing safe, affordable housing while they work and stay in school in order to become productive adult citizens. For 22 years our family has enjoyed the blessings of a living in the safe, welcoming, educationally progressive community of Edina. I realize that my 25 and 26 y/o adult children would have been at a significant loss to build their emerging professional lives without a supportive functioning family, safe housing and access to good schooling in their teen years. As a concerned neighbor, I believe the **66th West Apartments Supportive Housing** project is needed and attainable!

As a licensed social worker I know what a challenge affordable, accessible, safe housing is for those 200 homeless teens in our west suburbs on any given day. Being able to help my fellow citizens enjoy the safety and comfort of a home and access to good school systems matters deeply to me. Affordable, safe housing is the foundation for keeping our communities stay vibrant and healthy!

As a member of the Outreach committee at St. Stephen's Episcopal Church, I have come to trust that Beacon Interfaith Housing Collaborative's well established record in developing affordable, supportive housing makes partnering with them the correct path to take in order to successfully provide safe, affordable, supportive teen housing in our suburbs. I ask for your support in achieving this goal and towards achieving Edina's goals of providing affordable housing.

Cathleen R. Godsall, LSW
5601 Johnson Dr.
Edina, MN 55436

To: Cary Teague, Community Development Director
City Of Edina, 4801 W. 50th Street, Edina, MN 55424

Dear Mr. Teague:

I was at the Planning Commission Meeting on Wednesday, July 23 and prepared to

 speak in favor of 66 West Apartments. Circumstances required that meeting be postponed

 until Wednesday, August 13. I am having a medical procedure August 5 and will still be in

 recovery and unable to attend the postponed meeting on August 13.

Enclosed are 10

 copies of my statement that I would have read in favor of 66 West Apartments on July 23.

 Please forward 1 copy each to the members of the Edina Planning Commission.

Thank you. William Bale, 5516 Vernon Avenue S., Edina A resident of Edina since 1960.

Phone: 952-920-7338

William Bale
7/30/14

To all members of the Edina Planning Commission
July 30, 2014

From: William Bale, 5516 Vernon Avenue S, Edina, A resident of Edina since 1960. This is the statement

I intended to make at the July 23 Planning Commission meeting, and am now submitting it in writing due to a medical procedure that will keep me from attending the August 13 re-scheduled hearing for 66 West Supportive Teen Housing project.

Beacon Interfaith's successful plan for homeless youth is based on three components. First: a signed lease containing rules. Second: a requirement to work at a paying job and pay rent. Third: Transition counselors on site. This three part program of rules, work requirement and counseling are all designed to improve self-worth, to teach the basic aspects of money management, to create a history of steady employment, to educate as to food nutrition and hygiene and to develop confidence in one's ability to leave 66 West and strike out on his or her own. This is not a "flop-house". This is not static storage of young people sitting around all day. This is a dynamic operation. Beacon's three part program is so successful and dynamic at its youth apartments at 37th and Nicollet that the average stay is just 18 months. Applying that same program to 66 West, 130 young adults could graduate to the outside world during the first 5 years of operation. So what would you call a facility that takes in homeless youth, uses a three part program to stabilize their lives, and sends them out into the world? This project is more than an apartment building. Its not a hotel, or a rooming house. It has some aspects of a prep school, but to call it a prep school would mislead people into thinking these are fortunate youth from fortunate families. When I went to college, I had to agree to live by certain rules, I worked at a paying job to help pay the rent (it was called tuition), and I had transition counselors. Based on my experience I think this project could be called a junior college for homeless youth. A junior college offers education to those who might want to go on to college or might want to apply for certain type jobs. And I like the idea that the first junior college for homeless youth for the suburbs will be in Edina. Please Approve This Project. Thank you. William Bale 952-920-7338

7/30/14
William Bale

Jackie Hoogenakker

From: John Marshall <jmarshall28@comcast.net>
Sent: Monday, August 04, 2014 3:37 PM
To: Jackie Hoogenakker
Subject: Case file 2014.008

Good morning,

This relates to the recently proposal to convert the existing building at 3330 W.66th Street into a 39 unit building to provide accommodation for homeless young adults.

My wife and I have lived in the Colony for over twenty years and we are strongly against this proposal - a position that, we believe, is shared by other residents to whom we have spoken.

Our reasons are :-

1. This project, if it were implemented, would not be a good fit for this area, given the existing buildings and businesses in the area and would be totally out of synch with its demographics and surroundings.
2. The characteristics of this area do not, in our view, provide the employment opportunities and recreational/social activities which the occupants of such a building would require or wish for.
3. We see no potential benefit to the City or its residents resulting from this kind of facility in the proposed location.
4. The proposed area is already very busy and heavily-trafficked - this proposal, if implemented, would only serve to exacerbate an already difficult situation,
5. I do not know what the impact of this project might be for Edina's city's budget, plus or minus. However, if this project, if approved, would almost certainly generate extra expenses to be met from our city's budget, to be set off set off against any greater ratable income, if any. This is an important factor to be considered.

Whilst we have every sympathy for homeless young people and certainly support anything that might be done to improve their situation we do not think that the proposal that is being put forward is, in its currently-proposed location, in the best interests of the City of Edina, its residents in this area and for the young people themselves.

Thank you for your mailing on this subject, Sincerely, John Marshall

Jackie Hoogenakker

From: Gary Moses <garymari@aol.com>
Sent: Tuesday, August 05, 2014 2:03 PM
To: Jackie Hoogenakker
Subject: CASE FILE: 2014:008 - REZONING OF 3330 W. 66th St., Edina, MN

This in reference to the proposal to rezone the present TCF building at 3330 W. 66th Street (northeast corner of 66th and Barrie Road), Edina, MN to allow housing for young adults.

I stand totally against this rezoning proposal.

Why?

---I am a 70 year old woman who lives on Barrie Road, no more than a block and a half north of the proposed site.
---I am physically impaired, being legally blind (Renitis Pigmatosa, a degenerative eye disease, and have limited sight). While restrictive, I still enjoy walking in what I have found to be, thus far, a safe neighborhood.
---Most people are able to avoid areas of risk by easily detouring around them. Meanwhile, because of my sight limitation which doesn't allow me to drive, I must walk to my destinations using more direct paths, which includes walking by the proposed site when going to local doctors appointments and Southdale.
---When we purchased our property several years ago, we focused on a safe neighborhood... this proposal would take away a primary goal which we thought we had achieved.
---Risk must be a concern. Even what might be assumed to be moderate risk is too much for this area... There is a **Montessori School** right behind this proposed Young Adult Apartment. They say the Young Adult apartment will have Security Service; however, how does that helps us?
---These young adults are selected from the homeless. What level of maturity and behavior can we expect? Even young adults from normal, stable homes, lack the maturity that comes with age. Young, formerly homeless people living in one group...where are the mature adults to provide necessary guidance?
---There is likelihood that at least some of the residents will bring to their new home other young people to live varying periods of time, people who lack the screening of the original occupants
---The people who propose this apartment **do not live in the neighborhood!** Should they want an apartment building for young adults, they might consider building same on the church grounds, namely Edina Community Lutheran Church at 4113 W. 54th Street, Minneapolis, MN 55424... or the property of any other church supporter.
1. Marilyn Peters, who lives here - **AGAINST**
2. Edina Community Lutheran Church & Beacon Interfaith Collaborative...**those that don't live here: FOR**
In summary, young adults housed in a group, no matter what race, color, or creed OR no matter what are meant to fulfill good intentions, simply raise too many significant risks and concerns for those of us who would be forced to live as neighbors.
Signed,
Marilyn L. Peters
(941) 840-4034
P.S. I will attend the hearing and would like to give testimony **AGAINST** the proposal.



Ms. Dona Hiltunen
6450 York Ave. S Apt. 309
Edina, MN 55435

8-5-2014

City of Edina Planning Dept.
4801 West 50th St.
Edina, Mn. 55424.

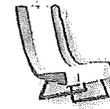
Re: Amendment to allow housing other than senior housing in the Regional Medical District, etc.

Dear Planning Dept:

I have lived at the above address for 40 years. I am building some apt #. This area of Edina has been wonderful to me and my late husband for shopping, medical offices and just plain taking daily walks when the weather permitted.

Now why do you want to add a 39 unit apt. building for young people who are not able to get along at home? Are you mixing men + women in this bldg? Who is going to control their actions while in the bldg and vicinity? How is it possible to have homeless youngsters in Edina or are you going to accept homeless youngsters from the whole Twin City area? Why are they homeless? Didn't they behave at their former home?

Page 2



Ms. Dona Hiltunen
6450 York Ave. S Apt. 309
Edina, MN 55435

What ages do you plan to house
in this bldg? Who is screening
these people?

Who is Beacon Interfaith housing
collaboratives? Never heard of them.

My conclusion is it's a bad
idea and very costly to change a
business office bldg into a 39 unit
apt bldg.

Sincerely

Dona Hiltunen

P.S. I will be out of town on 8-13-14
but I'm sure other 6450 York Ave condo
owners will be there

Marilyn L. Peters
Barrie Road, Edina, Mn. 55435
Cell: (941) 840-4034

CASE FILE: 2014:008 -- Rezoning of 3330 W. 66th Street, Edina, MN

This is in reference to the proposal to rezone the present TCF building at 3330 W. 66th Street (northeast corner of 66th and Barrie Road), Edina, MN to allow housing for young adults.

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---Most people are able to avoid areas of risk by easily detouring around them. Meanwhile, because of my sight limitation which doesn't allow me to drive, I must walk to my destinations using more direct paths, which includes walking by the proposed site when going to local doctors appointments and Southdale.

---When we purchased our property several years ago, we focused on a safe neighborhood.... this proposal would take away a primary goal which we thought we had achieved.

---Risk must be a concern. Even what might be assumed to be moderate risk is too much for this area... There is a **Montessori School** right behind this proposed Young Adult Apartment. They say the Young Adult apartment will have Security Service; however, how does that helps us?

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---There is likelihood that at least some of the residents will bring to their new home other young people to live varying periods of time, people who lack the screening of the original occupants.

---The people who propose this apartment **do not live in the neighborhood!** Should they want an apartment building for young adults, they might consider building same on the church grounds, namely Edina Community Lutheran Church at 4113 W. 54th Street, Minneapolis, MN 55424... or the property of any other church supporter.

~~ZZZ~~

(CONTINUED)

1. Marilyn Peters, who lives here - **AGAINST**

2. Edina Community Lutheran Church & Beacon Interfaith Collaborative...
those that don't live here: FOR

*In summary, young adults housed in a group, no matter what race, color, or creed
OR no matter what are meant to fulfill good intentions, simply raise too many significant
risks and concerns for those of us who would be forced to live as neighbors.*

Signed,



Marilyn L. Peters
(941) 840-4034

P.S. I will attend the hearing and would like to give testimony **AGAINST** the proposal.

To: Edina Planning Comm. Aug. 4, 2014
Edina City Council
Case file # 2014.008

My Brother and I own an apt. at 6450 York. Our Mom lives there. She will be 90 soon. There are several 90+ and most over 50 in that building. Most do a lot of walking - to Cub, Sautedale, Bakers Square. It's difficult enough for them to cross 66th Street and they are afraid to take walks after dark because of the crime in the area and the cars that zoom in and out of that parking lot and blow through the parking lot Stop sign. I have witnessed it myself many times.

How you want more unknowns walking around and more cars driving through?

I know that because you are homeless doesn't make you a bad person but low income housing or free housing bring a different kind of people. I wouldn't want them in my neighborhood.

I have always appreciated seeing the Edina Police in the area. Will you increase their presence to keep the tenants at 6450 York - and 6450 in general - safe?

We are very opposed to homeless people wandering the neighborhood. Especially teens and young adults. Spells TROUBLE. Maybe money would be better spent building a walk bridge across 66th so people can cross safely. NO! NO! NO!

Maarit Nelson
1109 W. 87th St. Roy J. Nelson
Bloomington, Mn 55420

Jackie Hoogenakker

From: Aase May <aasem@earthlink.net>
Sent: Wednesday, August 06, 2014 7:18 PM
To: Jackie Hoogenakker
Subject: rezoning 3330 W 66th st

Hi,
I am wondering if there will be any supervision on a regular and long term basis.
We are talking of young, formerly homeless people with probably for the most part very little experience in how to live in and take care of an apartment.
I have done a bit of rental, and it is surprising how ignorant a lot of people are in taking care of a place, even how to change a light bulb.
So, unless there is supervision, I am against it.
If well run, it is a nice idea that might work out Aase May
6421 Colony Way 2B

Jackie Hoogenakker

From: Joel Stegner <joel.r.stegner@gmail.com>
Sent: Tuesday, August 05, 2014 7:41 PM
To: Jackie Hoogenakker
Subject: 3430 West 66th Street property

I have read a lot about the need for transitional housing for young adults and think the proposal would be an ideal location for such a property. The block north of 66th between York/Xerxes is commercial, and this kind of group housing would fit nicely. It is just across the street from Southdale Shopping Center, close to grocery stores, pharmacies and Target and well placed near east west bus and an express bus to downtown, which means residents without a reliable car could easily get downtown or jto obs in the Southdale area. This group is likely to more healthcare needs than average young adults, with the many services available within walking distance. I walk to virtually all my appointments, and find it very convenient.

I would anticipate some will object out of fear to the idea of having young previously homeless adults in their neighborhood claiming some potential impact on housing values. I really don't think residents of this facility will have much reason to venture into the neighborhood. Frankly, it is better for Edina to cultivate an image of being accepting of economic diversity, to break the old cake eater image. This project would never be accepted in a high income residential neighborhood, but it works perfectly for the location it is proposed to be located.

Joel Stegner
6312 Barrie Road 1C,
Edina, MN 55435

Jackie Hoogenakker

From: Georgia Kaiser <georgiakaiser@yahoo.com>
Sent: Tuesday, August 05, 2014 11:30 AM
To: Jackie Hoogenakker
Subject: 3330 West 66th St, Edina

Re: Rezoning for Beacon Interfaith housing

I am totally in favor of the rezoning of 3330 W. 66th St for 39 units of small studio apartments for young adults who have experienced homelessness.

Georgia Kaiser

Jackie Hoogenakker

From: Phyllis Seichrist <phyllis.seichrist@yahoo.com>
Sent: Monday, August 04, 2014 10:49 AM
To: Jackie Hoogenakker
Subject: planning dept

I am in support of allowing housing for young homeless adults. There are those in my building who are apprehensive but frankly they are apprehensive about many things. I live at 6450 York Ave.



STRENGTHENING OUR COMMUNITY

August 1, 2014

BOARD OF DIRECTORS

SAN ASATO

BRAD BEARD

BERNIE BEAVER

PETER DAHL

RON ERHARDT

SCOT HOUSH

JAMES HOVLAND

STEVEN McDONALD

PAUL MOOTY

RICHARD OLSON

BRENDA QUAYE

MAMIE SEGALL

MAXINE WALLIN

Planning Commission
City of Edina
4801 W. 50th Street
Edina, MN 55424

RE: 66 West Apartments

Dear Commission Members:

We are writing on behalf of the Edina Challenge Team to request your approval of the request by Beacon Interfaith Housing Collaborative and Edina Community Lutheran Church for supportive housing for youth and young adults at West 66th Street in Edina.

The Edina Challenge is an initiative of the Edina Community Foundation that involves collaboration among the following community organizations and grant-makers working together to maximize our collective effectiveness in enabling youth in poverty to participate in the community, educational, and recreational programs that lead to success in adult life:

- | | |
|---------------------------------------|-------------------------------|
| Connecting With Kids | Edina Community Foundation |
| Edina Community Lutheran Church | Edina Education Fund |
| Edina GiveAndGo | Edina Morningside Rotary Club |
| Edina Park & Recreation Department | Edina Public Schools |
| EPS Community Education Services | Edina Resource Center |
| Oasis for Youth | Questscope/One2One |
| Shepherd of the Hills Lutheran Church | Southdale YMCA |

EXECUTIVE DIRECTOR

DICK CROCKETT

This Edina Challenge Team identified housing as one of the top five priorities for helping Edina youth in need develop to be healthy, productive adults, and it has endorsed this initiative as an important step toward that goal.

DEVELOPMENT OFFICER

MARSHA BUCHOK

We request your approval of this project and look forward to having the community benefit from the initiative by these organizations to meet the needs of homeless youth in our community.

Sincerely,

Dick Crockett
Dick Crockett
Executive Director

Mamie Segall
Mamie Segall
Edina Challenge Chair

Jackie Hoogenakker

From: Ruth <ruth@ruthlordan.com>
Sent: Saturday, August 02, 2014 10:29 AM
To: Jackie Hoogenakker
Subject: 2014.008

Thank you for reading this. As a senior citizen who has lived 16 years in the vicinity of the proposed Beacon Interfaith housing Collaborative I am extremely upset at having this project in my proximity. I am unable to attend the meeting as I work evenings..First, this is within walking distance of my home and that raises major security issues in and of itself. Even if these young adults mean to live right, we are all human and they can make mistakes. I cannot afford robbery at this time in my life. Second, I have read and studied the Churches website. These are well meaning but naïve people, from the laid off General Mills exec to the failed rock star musical director. I get it that they need to make a living and a life-we all do, and this is a noble, well meaning pursuit, but these people do not know what they are getting into. Faith is fine-house them next to you and have faith that they will not endanger your safety. I am not even addressing the effect on property values. I will have to install much better security at a significant cost to me and significantly up my insurance-who will pay for that? And, what will this do to insurance rates-obviously raise them! Unlike these well meaning church folk, I grew up in a tough location and understand what troubled youth go thru from first hand exposure.. Will there be competent supervision? And by competent I mean people who do not get fooled by their belief in the goodness of all mankind and people trained specifically in the justice system. "Jesus ain't gonna fix this" -if that worked Israel would not have the turmoil it has today. Will my taxes have to pay for that? how about drug testing and weapons checks? There are good and bad acting people in all social strata and demographic categories, but this is extremely high risk and inviting trouble.. I hope I am wrong, but experience tells me I am right. Sincerely, Ruth Lordan.....



Edina Community Lutheran Church

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

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

June 2, 2014

Beacon Interfaith Housing Collaborative
2610 University Avenue West, Suite 100
St. Paul, MN 55114

Dear Beacon Interfaith Housing Collaborative,

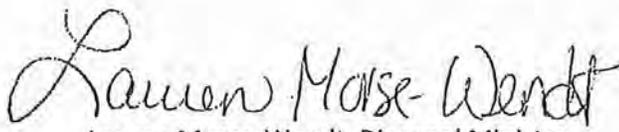
The congregation of Edina Community Lutheran Church is grateful for our strong partnership as we work together to create housing for homeless youth in the southwest suburbs. Over the past several years, our congregation has grown increasingly passionate about meeting the growing need to provide safe, stable housing for youth on their own. As a community of faith, we believe that all Children of God deserve a safe, stable place to call their own. We believe 66 West Apartments at 3330 W. 66th Street in Edina could become exactly that place.

Founded in 1948, Edina Community Lutheran Church (ECLC) is an open, energetic and inclusive congregation of over 750 members with an historical emphasis on social justice. ECLC is a community that has discerned a mission to respond to God's call for justice. We believe that to follow this mission, we must be advocates for everyone in our community, especially for the most vulnerable.

Today, this congregation is proud to work with you financially through a significant gift of \$80,000 from our Capital Campaign, with the significant time and energy of our Housing Task Force and staff, through advocacy to our civic leaders, and through educating our community about the need for this housing. We are committed to remaining strong partners once residents move in as well.

We believe 3330 W. 66th Street in Edina is an ideal location for supportive housing for youth and looking forward to obtaining the necessary funding to create housing that changes lives there.

Sincerely,


Lauren Morse-Wendt, Diaconal Minister


The Rev. Erik Strand, Pastor





5421 France Avenue South
Edina, MN 55410

Mark Shockey, Senior Pastor
Norm Ruthenbeck, Visitation Pastor
Faith Rattei, Community Outreach Director
Tosca Grimm, Early Childhood Director
Amy Solie, Assistant Early Childhood Director
Jean Mattei, Ministry Operations Director
Joan Harper, Hospitality Coordinator

June 6, 2014

Commissioner Mary Tingerthal
Minnesota Housing Finance Agency
400 Sibley Street, Suite 300
St. Paul, MN 55101

Dear Commissioner Tingerthal,

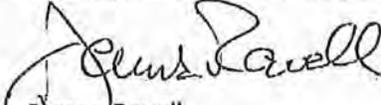
St. Peter's is a congregation that has served Edina since 1929. Being on a bus route, we see a fair number of homeless individuals who stop in for assistance. We see the need. Homelessness affects not just adults but a growing number of youth as well. Through the years we have been involved with Source, another ministry that works with youth homeless in Minneapolis and are thrilled with their success.

Now we have an opportunity to meet that need locally and hopefully help keep young people from the grip of human trafficking and drug marketing. I'm writing to express support for the advance work and proposal of the 66 West Apartments project in Edina by Beacon Interfaith Housing Collaborative. Beacon has successfully developing affordable housing.

The Edina area would be a great setting since so many opportunities and partnerships exist in the Southdale area including transportation and jobs. The community is very supportive of those who are troubled in our midst and new efforts have increased our ability to provide more services to homeless youth to make sure their future is promising.

Support from Minnesota Housing would help to provide a supportive housing development for homeless youth in Edina and urge you to assist Beacon in any way possible to make this a reality in our community. Our congregation stands ready to help as we are able.

Thank you for your service to Minnesota,


James Ravell
President





May 16, 2014

Mayor Jim Hovland and Members of Edina City Council
4801 W. 50th St.
Edina, MN 55424

The Honorable Mayor Hovland and Members of the Edina City Council,

As you well know, Colonial Church of Edina recently spearheaded a building project of our own, The Waters of Edina. I am writing to share from that experience and how it has strengthened our support for the development of youth housing at 3330 West 66th Street.

Colonial Church knows first hand there are obstacles in bringing a housing project to fruition and we were deeply disappointed we weren't able to negotiate for more affordable units for Edina's seniors living in The Waters.

The 66 West Apartments are an opportunity to provide housing for Edina's youth and it is a project that Colonial Church wholehearted supports. While it may be easy in Edina to not notice youth homelessness, once you become aware of the issue, it becomes impossible not to want to provide a solution.

Providing a solution requires a strong partner, and this project has that in the Beacon Interfaith Housing Collaborative. Colonial Church has a long and deep relationship with Beacon and can speak for their professionalism, dedication, and expertise in affordable housing. A person only has to tour one of their many successful projects – particularly the Nicollet Square site – and it is evident that the 66 West Apartments will be a positive addition to the Edina community.

Despite the past challenges, most people now believe The Waters is an incredible asset to our community. As the inevitable challenges arise with the 66 West Apartments, I encourage you to stand strong and do the right thing, which is to provide Edina's homeless youth with safe and professionally managed housing on a site that also gives them access to much-needed jobs and transportation.

Thank you so much for considering this important project.

Respectfully,

Brian Jones
Minister of Mission, Colonial Church of Edina

952.925.2711
PHONE

6200 COLONIAL WAY | EDINA, MINNESOTA 55436
ADDRESS



April, 2014

Mayor Jim Hovland and Members of Edina City Council
4801 West 50th Street
Edina, MN 55424

We are parishioners at St. Stephen's Episcopal Church in Edina. We are signing this petition to express support for the proposed development of 66 West Apartments to provide much-needed affordable housing for homeless youth and young adults in the southwest suburbs.

We have become aware that youth homelessness is largely invisible in the suburbs, yet there is a pressing need to address this issue. Edina has the resources and community passion to create a network of support that will launch these young people into successful futures. The location in the Southdale area will provide youth with safe housing, access to first jobs with many employers, and multiple means of public transportation.

We urge you to work with Beacon Interfaith Housing Collaborative and approve the proposed 66 West Apartments.

Janie Hansen
Mary Margaret & Ken Lehmann
Ami Owens
Lily Phelps
William Bale
Grace T. Taylor
Sue & Mark Jordan
M.A.
Sarasphansa
Chs S. McK



April, 2014

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Edina, MN 55424

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Liz Woolverton
Liz Woolverton

George Golub
Sue Dine
John & Lisa

Lisa Pluta
Vicki Pluta

Lizbeth Schwabach

John
Mike Walters
Sarah Sullivan
Pamela Johnson

David
Neil S. Paul
Reggie Alexander

Amelia J. Bracken
The RSM
Ray Burns
Allene R. Burns
Mike Brehm

David Sudduth
Kathia Langley

John
Cheryl
RECEIVED
MAY 19 2014

April, 2014

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4801 West 50th Street
Edina, MN 55424

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We urge you to work with Beacon Interfaith Housing Collaborative and approve the proposed 66 West Apartments.

Jacqueline Sullivan	Gail Jones
Julie M. Baker	Kristine Helms
John [Signature]	Bob Helms
Maren Christopher	[Signature]
Lisa [Signature]	Tina Ben
Patricia [Signature]	Richard [Signature]
[Signature]	Keith Skerrett
[Signature]	Barbara Skerrett
Jacqueline A. Skita	John Bull
Doug + Ann Marie Lambert	



April, 2014

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4801 West 50th Street
Edina, MN 55424

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[Handwritten signature]
[Handwritten signature] of Greater Edina Forum
Katherine Zuel
Al Norwah
Dana S.
[Handwritten signature]

Anne K. Shelton
[Handwritten signature]
Anthony R. Gotsall



April, 2014

Mayor Jim Hovland and Members of Edina City Council
4801 West 50th Street
Edina, MN 55424

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Katie Hardy
 Jimmy McNamee
 Just Henry
 Todd Kelly
 [Signature]
 Sue [Signature]
 [Signature]
 Anne M. [Signature]
 Candice Lake

Brad [Signature]
 Elliott [Signature]
 Jon Kimme [Signature]
 Sandy Young
 [Signature]
 [Signature]
 Mary R. Galt
 David E. Lange



April, 2014

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4801 West 50th Street
Edina, MN 55424

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We urge you to work with Beacon Interfaith Housing Collaborative and approve the proposed 66 West Apartments.

Clare Dempsey

Cathy Bauer

*Daniel
Joan Larson*

Debbie Kullen

Patrick Weston

Catherine Beringer

Bill Selmer

Margaret Rind

Tina Harstved



Dear Edina City Councilmember,

\$.49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

THANK YOU FOR YOUR SUPPORT!

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name HANNAH STEPHAN (U OF M STUDENT, EHS MAJOR)

Address 5100 DANENS DRIVE
Edina, MN 55439

Dear Edina City Councilmember,

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required

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Thank you!

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name Susan H. Stephan

Address 5100 Danens Drive
Edina, 55439



Dear Edina City Councilmember,

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Sincerely,

Name *Ben Crabtree*

Address *5428 Woodcrest Drive
Edina, MN 55424*

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
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required

Dear Edina City Councilmember,

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Sincerely,

Name *Sue Crabtree*

Address *5428 Woodcrest Dr.
Edina, MN 55424*

Edina City Council
4801 West 50th Street
Edina, MN 55424



lets make this happen!

\$49
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Sincerely,

Name *Karen Boyum*

Address *5525 St John's
Edina, MN
55424*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

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Please help suburban youth experiencing homelessness by supporting this project.

*Everyone needs a safe
secure place to grow & thrive*

Sincerely,

Name *Mary Rae Pratt
Tom Kvaale + MARYRAE PRATT*

Address *4500 Nancy Ln
Edina, MN 55424*

Edina City Council
4801 West 50th Street
Edina, MN 55424



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required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name

Beef Workinger

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address

*5724 Kellogg
Edina 55424*

*We need to find more ways to
stabilize & release our homeless kids!*

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required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name

Jacqueline Sullivan
JACQUILINE SULLIVAN

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address

*6832 Gleason Road
Edina, MN 55439*

RECEIVED
JUL 3 5 2011

Dear Edina City Councilmember,

\$49
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The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

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Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Supriya J. Johnson*

Address *6000 Fairfield Ave. Dr.
Edina, MN 55424*

Dear Edina City Councilmember,

\$49
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required

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On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Christina Leenders*

Address *6600 Limerick Drive
Edina, MN
55439*

RECEIVED
JUN 13 2011

Dear Edina City Councilmember,

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The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

We are counting on your help!

Sincerely,

Name

Mary Casper Lamb

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address

*620 Hillside Rd
Edina MN 55436*

Dear Edina City Councilmember,

\$.49
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required

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On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name

Bernie Beauer

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address

*6225 Fox Meadow Ln
Edina, MN 55436*

PLANNING DEPARTMENT
JUN 20 2014
CITY OF EDINA

Dear Edina City Councilmember,

\$49
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required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *DANIEL KELLEY*
Address *50 WOODLAND CIRCLE*
EDINA, MN 55424

Dear Edina City Councilmember,

\$49
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required

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Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Lisa Thompson*
Address *5500 Benton Ave.*
Edina MN 55436

PLANNING DEPARTMENT
JUN 20 2014
CITY OF EDINA

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

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Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name Dawn Menzel

Address 5712 Chowen Ave S.
Edina MN 55410

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$.49
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required

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Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name Sara Schwiebert

Address 5909 Beard Ave. So.
Edina MN 55410

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$.49
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PLANNING DEPARTMENT
JUN 20 2014
CITY OF EDINA

Dear Edina City Councilmember,

\$1.49
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On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Please support it!

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Susan E Clark*

Address
*5812 W 61st St
Edina, MN 55436*

Dear Edina City Councilmember,

\$1.49
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Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Noah Bly*

Address
*4704 Sunnyside Road
Edina, MN 55424*

Edina City Council
4801 West 50th Street
Edina, MN 55424

PLANNING DEPARTMENT
JUN 20 2014
CITY OF EDINA

Dear Edina City Councilmember,

\$49
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Sincerely,

Lauren Morse-Wendel

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name

Lauren Morse-Wendel

Address

1449 Frankson Ave

St Paul, MN 55108

WORKS for Edina Community Lutheran Church

Dear Edina City Councilmember,

\$49
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required

The city of Edina can help young people find stable housing and end homelessness.

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Sincerely,

George Golick
1609 Parkwood Rd
Edina MN 55436

Edina City Council
4801 West 50th Street
Edina, MN 55424

PLANNING DEPARTMENT
JUN 20 2014
CITY OF EDINA

5/15/14

\$49 postage required

Dear Edina City Councilmember,

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On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

I have been a Colonial Church member since spring 1980 and also have volunteered for Loaves & Fishes since 1982 at St. Stephens Catholic in South Sincerely, Mpls. We also serve at Second Harvest Heartland Foodshelf in Prior Lake every month.

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Margo Dunneen + Jon Zoller*

Address *14401 Enclave Ct NW (13)
Prior Lake, MN 55372-1336*

Many youth who are homeless register for food who sleep in cars, portapotties, tents in parks. I've been an LD/EBD teacher since 1964 and love kids!

\$49 postage required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Although we no longer live in Edina - after 50+ years we have more to Blossomington feel strongly this is a much needed

Sign to Colonial Church and contribute to the community.
Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Eleanor Westenberg*

Address *7103 W 84th St.
Blossington 55138*

PLANNING DEPARTMENT
JUN 30 2014
CITY OF EDINA

\$49
postage
required

Dear Edina City Councilmember;

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Please help suburban youth experiencing homelessness by supporting this project.

*Alto Jaramba
resident of Edenia, I
attend church at Colonial
in Edenia and I hope
other Edenia services.
I am very interested in
seeing that Edenia support
this efforts provide housing
for homeless youth -
as an extension
of Edenia's caring
for the children
in our community.
Please support this
project!*

Sincerely,

Name *Judith Waeschel*

Address *836 Mayfield Rd
Wayzata MN 55391*

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Marty Goodnow

Name *Marty Goodnow*

Address *8958 13 Ave 11 Lake Rd
Edin Prairie MN*

Edina City Council
4801 West 50th Street
Edina, MN 55424

PLANNING DEPARTMENT
JUN 26 2014
CITY OF EDINA

*I am in support of this housing project
and heard about it thru Colonial Church
and I am making a motion forward*

\$.49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Working & worshipping in Edina I fully support.
Sincerely, *affordable housing for youth in Edina*
Name *KATHLEEN SATERBAK*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *6051 LAUREL AVE
UNIT 110
GOLDEN VALLEY
55416*

\$.49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

I believe in this project!

Sincerely, *Barbara Neal*
Name *Colonial Church*
Member
Address

Edina City Council
4801 West 50th Street
Edina, MN 55424

PLANNING COMMISSION
JUN 24 2014
CITY OF EDINA

\$49 postage required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Suzanne Pope*

Name

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *979 Nine Mile Cove
Hopkins, MN 55343*

\$49 postage required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Dianne Gitsch*

Name

This is amazing & a great chance to help the future generation!

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *10902 Berkshire Rd
Bloomington, MN
55437*

RECEIVED
JUN 29 2014
CITY OF EDINA

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

We live in Edina and hope Edina will provide hope for homeless youth. Sincerely, by agreeing to this project

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Carolyn & Dick Young*

Address *5275 Grandview Sq. Apt. 321b
Edina, MN 55436*

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

We need to support this in our community!
Sincerely,

Name *Pat McKamara*

Address *5601 Dewey Hill Rd #206
Edina, MN 55439*

Edina City Council
4801 West 50th Street
Edina, MN 55424

PLANNING DEPARTMENT
JUN 29 2014
CITY OF EDINA

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

A great idea to believe in the homeless grandchildren and youth... They need help!

Sincerely, *Mrs. Potter*
Name *↑*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *5025 W. 60th St
Edina, MN. 55436*

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *GENEVIEVE KATKOV
6115 LINCOLN DR., #343*
Address *EDINA, MN 55436*

Edina City Council
4801 West 50th Street
Edina, MN 55424

*I SUPPORT 66 WEST WHOLEHEARTEDLY
& INTEND TO VOLUNTEER WHEN
IT IS OPEN.*

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Lijana Bofenkamp*

Name

Lijana Bofenkamp

Address

6809 Dacre Dr 354B6

Edina City Council
4801 West 50th Street
Edina, MN 55424

As a long time Edina resident & member of Colonial Church I am excited about the possibility of a home for homeless youth. Please support the building of "66 West".

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Nancy

Name

Nancy Matsos

Address

*5529 Warden Ave
Edina, MN.*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Oh my gosh what A great service for Edina! Vote Yes!

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name

Michele Adkins

Address

*7430 Xerxes Ave.
Edina, MN 55423*

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name

Rebekah Sporn

Address

*Calvary Lutheran Church
6817 Antrim Rd
Edina*

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

Edina City Council
JUN 20 2014
66 WEST

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Martin & Dorothy Fergus*
Name *Calvary Lutheran Church*
Address *Edina, MN*

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$0.49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,
Name *Bonnie Rust*
Address *Calvary Lutheran*
Edina MN

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$0.49
postage
required

Edina City Council
4801 West 50th Street
Edina, MN 55424
JUN 29 2014

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Elli Stritmatter*

Address *6100 Chauven Ave. S.
Edina MN.*

Calvary Lutheran Church

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Brian Stritmatter*

Address *6108 Chauven Ave S.
Edina, MN 55410*

Calvary Lutheran Church

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

PLANNING DEPARTMENT
JUN 20 2014
CITY OF EDINA

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Kathleen Foster*

Address
*211 COVENTRY COURT
Edina in CALVARY church*

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Mary Arnold*
Address *6229 Creek Vly Rd
Edina*

*Calvary Luth Church
Edina, Mn.*

RECEIVED JUN 20 2014

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Linda Keesling*
Becky DeLong
Name *Althea Schaefer*
Address *Calvary Lutheran*

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$.49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Calvary Lutheran*
Name *Harold Jastram*
Address *6292 Sequoia Cir*
Eden Prairie Ma.

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$.49
postage
required

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Carol Dubay*

Name

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *Calvary Lutheran Church*

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Nathan Coon*

Address *4913 Wilford way*

Edina City Council
4801 West 50th Street
Edina, MN 55424

RECEIVED
JUN 20 2014
CITY OF EDINA

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Joanne Green*
Address *7500 York Ave. S.
Edina MN 55435*

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Molly Lou Reks*
Address *809 Hilltop Rd
Mendota Heights, MN 55118*
RUMC member

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

PAID
JUL 27 2014

\$49 postage required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Patricia Norton*

Address *4856 Washburn Ave S,
Mpls MN 55410*

Edina City Council
4801 West 50th Street
Edina, MN 55424

RUMC member

\$49 postage required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Sue Restemayer*

Address *West St, PAUL*

RICHMOND UNITED METHODIST CHURCH

Edina City Council
4801 West 50th Street
Edina, MN 55424

RUMC member

*RECEIVED
JUN 20 2014
CITY OF EDINA*

Dear Edina City Councilmember,

\$.49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Phyllis Killam*

Address *member of*

Richfield United Methodist Church

Dear Edina City Councilmember,

\$.49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Anez Gustafson*

Address *6711 Lake Shore Dr. #1008*

Richfield MN 55423

RUMC member

\$.49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Christie Neuger*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Christie Neuger*

Address *301 Kenwood Pkwy, #201
Minneapolis, MN 55403*

\$.49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

I work in Richfield and believe that 66 West Apartments will benefit the whole community.

Sincerely, *Marcia Henningson*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name

Address *232 Morgan Ave S
Minneapolis, MN 55405*

RUMC member

Dear Edina City Councilmember,

\$4.49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Jeannine Mory*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name

5616 Elliot Ave S.

Address

Minneapolis, MN 55417

RUMC member

Dear Edina City Councilmember,

\$4.49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Jilly Strangquist*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name

Jilly Strangquist

Address

*3439 Colmanus Ave
Mpls MN 55407*

PAID
JUN 20 2014
MINNEAPOLIS
MN

RUMC member

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Jetty Schilling*

Address
*10410 BRIAR ROAD
BLOOMINGTON, MN
55437*

RUMC

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Betty Klint*

Address *5006 Irving Ave S.
mpls, mn. 55419*

PLANNING DEPARTMENT
JUN 24 2014
CITY OF EDINA

RUMC

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name

Address

[Handwritten signature]
8100 Russell Ave S
Blountingon MN 55431

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$1.49
postage
required

RUMC member

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name

Address

[Handwritten signature]
Amy and Josh Countryman
7200 Thomas Ave S
Richfield MN 55423

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$1.49
postage
required

RUMC member

PLANNING DEPARTMENT
JUN 8 8 2014
CITY OF EDINA

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, *Rhonda Olson*

Name RHONDA OLSON

Address 5109 BEARD AVE. SOUTH
MPLS. MN.
55410

Edina City Council
4801 West 50th Street
Edina, MN 55424

RUMC Member

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Margaret Kerstetter*

Address *4613 West 62nd St.
Edina, MN 55424*

Edina City Council
4801 West 50th Street
Edina, MN 55424

PAID BY POSTAGE
JUN 29 2014
Edina, MN

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, 

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name Betty A. Friesen
Address 3251 E. Eldorado Tr
Minnetonka, MN 55305

Member R.U.M.C.

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely, 

Edina City Council
4801 West 50th Street
Edina, MN 55424
JUN 29 2014
CITY OF EDINA

Name Sue Mahle
Address 3251 E. Eldorado Tr.
Minnetonka, MN 55305

Member of R.U.M.C.

Dear Edina City Councilmember,

\$0.49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

This work is essential. Everyone deserves & needs a home. Please help us do this.
Sincerely,

Name *Katherine Grooms*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *1588C Eastis St., Apt 309
Lauderdale, MN 55108*

Dear Edina City Councilmember,

\$0.49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Caitlyn Winchell*

Address *13012 Muriel Rd
Minnetonka, MN 55305*

Edina City Council
4801 West 50th Street
Edina, MN 55424

FILED
JUN 26 2014
CITY OF EDINA

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Rota C. Logozatol*
6941 Newton Ave S.
Address *Richfield MN 55423*
I work at Southdale Hospital
& shop in Edina.

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$.49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Name *Karen Black*
Address *3201 W 84th St.*
Bloomington MN

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$.49
postage
required

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Jana Crouch*
Address *11731 Vista Drive
Utika, MN 55343*

Dear Edina City Councilmember,

\$49
postage
required

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Rynda N. Carlis*
Address *3242 Edmund Boulevard
Minneapolis MN 55406*

PLANNING DEPARTMENT
JUN 26 2014
CITY OF EDINA

Even my 2-year old grandson knows what home is. May we all remember the importance of home for children of all ages.

\$49
postage
required

Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

AS A LONG TERM MEMBER OF ANOTHER TRANSITIONAL AGENCY I CANNOT TELL YOU ENOUGH HOW IMPORTANT THIS IS.

Sincerely, *PLEASE SUPPORT IT.*

REV LANY NIELSEN, MEMBER

Name *Good Sam UMC*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *24 MADDAUS LN
GOLDEN VALLEY, MN 55416*

\$49
postage
required

Dear Edina City Councilmember,

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Please help suburban youth experiencing homelessness by supporting this project.

As a member of an Edina faith community, I urge the council to support

Sincerely, *Mary Ellen Nielsen*

Rev. Mary Ellen Nielsen

Name

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *24 Maddaus Lane.
Golden Valley, MN 55416*

*PLANNING DEPARTMENT
JUN 26 2014
GOLDEN VALLEY*

\$49
postage
required

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Sincerely,

Name *Kate + Brian Bispaala*
Address *4101 Linden Hills Blvd.*
Apt 15, MN 55410

Edina City Council
4801 West 50th Street
Edina, MN 55424

\$49
postage
required

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*There is a huge need for use
Southwest Suburbs*
Sincerely,

Name *Richard D. ...*
Address *10210 ...*
Edina, MN 55424

Edina City Council
4801 West 50th Street
Edina, MN 55424

Dear Edina City Councilmember,

\$49
postage
required

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Please help suburban youth experiencing homelessness by supporting this project.

The need is great, the time is now.

Sincerely,

Name *Donja Salvesson*

Address *3123 W 47th St
Mpls MN, 55410*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Dear Edina City Councilmember,

\$49
postage
required

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Sincerely, *WARREN SALVESSON*
Name *3123 W. 47th St*
Address *Mpls, MN 55410*

Edina City Council
4801 West 50th Street
Edina, MN 55424

RECEIVED
JUL 15 2011

Dear Edina City Councilmember,

\$49
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required

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Sincerely,

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Dee Dee Edlund*
Address *6528 Girard Ave S
Richfield, MN 55423*

Dear Edina City Councilmember,

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required

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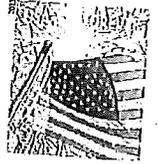
*Every child should know the safety
& security of "home".*
Sincerely,

Name *Ashlyn*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Address *2013 Kentwood Ave
SLP, MN 55416*





Dear Edina City Councilmember,

The city of Edina can help young people find stable housing and end homelessness.

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Sincerely,

Name *Sally A. Petersen*

Address *11816 Stanley Ave. S.
Dloomington, MN 55457*

Edina City Council
4801 West 50th Street
Edina, MN 55424

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Sincerely, *Gerry Peterson*

Name *Gerry Peterson*

Address *8811 Basswood Rd
Eden Prairie, MN 55344*

Also member of Edina Comm. Luth Church

Edina City Council
4801 West 50th Street
Edina, MN 55424

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Dear Edina City Councilmember,

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Sincerely, *Eric Schearle*

Name ERIC SCHEARLE

Address 2007 W 61 ST

Edina City Council
4801 West 50th Street
Edina, MN 55424

I WANT THIS SUPPORTIVE HOUSING,
IN MY NEIGHBORHOOD. *THANK YOU.*

\$49
postage
required

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On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

Please help suburban youth experiencing homelessness by supporting this project.

This is so important to move forward!
Sincerely, *Claire Kolmodin*

Name Claire Kolmodin

Address 16990 N Hillcrest Ct
Eden Prairie MN
55346

*Homeless
youth
need our
HELP
now!!*

Edina City Council
4801 West 50th Street
Edina, MN 55424

RECEIVED
JUN 19 2017

Dear Edina City Councilmember,

\$.49
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required

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Sincerely, *St Luke Church*

Name *Erlane M Nyström*

Address *6008 Wyngate Lane
Mn. 55345*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Dear Edina City Councilmember,

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required

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Sincerely, *Jerry Nyström*

Name

Address *6008 Wyngate Lane
Minnetonka 55345*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Dear Edina City Councilmember,

\$49
postage
required

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Sincerely, *Steve Davis*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *STEPHEN DAVID*
Address *4404 PAULSBROOK LN
EDINA, MN. 55424*

4/30/14

Dear Edina City Councilmember,

\$49
postage
required

Home is so important to me

The city of Edina can help young people find stable housing and end homelessness.

On any given night, it is estimated that between 200 and 300 youth are homeless in the suburbs of Hennepin County. 66 West is affordable and supportive housing which will serve approximately 39 youth and young adults.

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Sincerely, *Eileen*

Edina City Council
4801 West 50th Street
Edina, MN 55424

Name *Eileen Supple*
Address *7332 W. Shore Dr
Edina MN 55435*

RECEIVED
JUN 19 2014