



April 26, 2016

Joan Bennett
Downtown Minneapolis Neighborhood Association
400 N. Sibley Street
Saint Paul, MN 55101

Re: Health Supported Housing Concept Proposal

Dear Ms. Bennett:

In partnership with Westminster Presbyterian Church, Hennepin County Medical Center, Touchstone Mental Health, Hennepin County, and Hennepin Health, Aeon is excited to propose this new project that further supports the neighborhood's work to end downtown homelessness. Health Supported Housing is an 85 to 90-unit project for medically vulnerable adults with on-site support services. The goal of this extraordinary partnership and project is to increase health outcomes, social well-being, and housing stability while reducing the costs of those services to the wider community. Many of the residents will have experienced homelessness, bouncing between a shelter, emergency rooms, and back to unstable housing conditions, often turning medical conditions into chronic, expensive, and stressful situations. This model breaks that cycle.

The proposed project will be located at 409 9th Street South in the Downtown West Neighborhood. The property is currently occupied by a two story block building used for an auto repair shop and garage. With more than 30 years of experiencing working in Minneapolis, we are thrilled to be able to bring a new use to the property that is more cohesive to the surrounding development and helps fulfill wider community goals. In the coming months, Aeon will work with the City of Minneapolis and the Downtown Minneapolis Neighborhood Association to perform a design review.

We are also working the Minnesota Housing Finance Agency, City of Minneapolis, and Hennepin County on funding applications to raise the funds to construct this project. While there is much work to do, it is our hope that the Downtown Minneapolis Neighborhood Association will join us in support of this partnership to complete this project.

We appreciate your time and consideration of this request. For any questions, you may contact me, at jlehnhoff@aeonmn.org or by phone at 612-746-0528.

Sincerely,

James Lehnhoff
Vice President of Housing Development



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Health Supported Housing

DMNA | Project/ Land Use Review Submittal Form

A. Land Use and Contact Information:

1. Date of DMNA Review Submittal.

April 26, 2016

2. Name of project and land use.

Health Supported Housing: An 85-90-unit permanent housing project for medically vulnerable adults with on-site services

3. Address of the property and name of adjacent street/s.

409 9th Street South

Located along 9th Street South, centrally between 4th Avenue South and 5th Avenue South

4. Applicant/property owner's name, address, phone, email.

Aeon

901 N 3rd Street, Suite 150

Minneapolis, MN 55401

612-341-3148

5. Applicant/submitter point of contact's name, address, phone, email.

James Lehnhoff

901 N 3rd Street, Suite 150

Minneapolis, MN 55401

612-746-0528

jlehnhoff@aeonmn.org

6. City council ward number and city council member for the ward.

Ward 7 - Council Member Lisa Goodman

7. Name of City of Mpls. Community Planning & Economic Development (CPED) staff reviewer, if known.

Aeon has met with Beth Elliot, Principal City Planner, and Mei-Ling Smith, Senior Planner, at CPED.

8. City of Minneapolis project file number, if known.

Not yet assigned. No land use applications have been submitted to the City of Minneapolis.

B. Site Data:**1. Existing/proposed primary, overlay zoning districts.**

The property is currently being used as Smith Brothers Service – an auto service business and garage.

2. Land use designation.

B4N/ B4N Downtown Neighborhood District

DP/ Downtown Parking Overlay District (`99)

3. Small area plan, if applies.

Downtown 2010

4. Corridor designation, if applies.

N/A

C. Background Information:**1. Provide a written description of the proposed project/ land use.**

Stable housing is intricately linked with improved health outcomes; yet, complex regulations often create silos that make it difficult to link quality health care and affordable apartment homes. The Health Supported Housing model project in this project breaks down the silos to produce better health outcomes for residents while reducing the total cost of care to the community. In partnership with Hennepin County Medical Center (HCMC), Hennepin Health, Hennepin County, Touchstone Mental Health, and Westminster Presbyterian Church, Aeon proposes to construct 85-90 affordable apartments for medically fragile adults with on-site services.

Many of the residents will have experienced homelessness, bouncing between a shelter, to hospitals, and unstable housing conditions, often turning medical conditions into chronic, expensive, and stressful situations. This model breaks the costly cycle through innovative housing and services that combine:

- Permanent, affordable apartment homes in a community setting
- Engagement, housing coordination, and on-site, multisector health, wellness, and social services.

The financing model reduces the combined costs of housing and care that cities, counties, and the state incur while sharing a portion of that savings with this project to offset operational costs. The goal is to provide high quality homes with better medical outcomes while reducing the overall costs to the community.

Aeon has more than 30 years of experience providing affordable apartment homes to residents throughout the Twin Cities, including permanent supportive housing. Aeon was founded in Minneapolis and develops, owns, and manages more than 2,500 apartment homes. We are excited to continue our part in helping to end homelessness in the downtown area.

2. Describe the current site and use.

The site is currently occupied by a two story block building that was constructed in 1960 and is currently occupied by an auto repair shop and garage called Smith Brothers.

3. Describe the surrounding properties and land uses.

The block containing the proposed site consists of mainly surface parking lots. In addition to the parking lots are three buildings. The first being The Drake, a historic (although not yet designated) hotel. The other two properties are part of the Gethsemane Church.

4. Identify the permits, variances and all other approvals needed for this project.
Housing is a permitted use in this zone, and we are working with city staff to identify any other necessary land use approvals.
5. Identify if Minneapolis Heritage Preservation Commission (HPC) approval is needed.
Minneapolis Heritage Preservation Commission approval is not needed for this project.
6. Identify if demolition of a building/s is proposed.
Aeon will be demolishing the existing building and reconstructing a six-story apartment building in its place.

D. Site Plan Information:

1. Architectural design and materials.
To be determined as a result of the design process.
2. Building height.
Six Stories
3. Site access and circulation for pedestrians, vehicles and service.
To be determined as a result of the design process.
4. Landscape design and screening.
To be determined as a result of the design process.
5. Site hardscape design.
To be determined as a result of the design process.
6. Site stormwater drainage/retention.
To be determined as a result of the design process.
7. Impact on existing views.
View on the block will be slightly altered, although there will not be much impact considering the majority of the block is parking lots.
8. Parking for vehicles and loading docks.
Residents will not require parking. Therefore, there will be no parking available on site.
9. Parking for bicycles.
Aeon typically includes bike parking at all of our properties and would expect to do so here as well.
10. Signage.
To be determined as a result of the design process.
11. Lighting.
To be determined as a result of the design process.

Note: The design of the building will be presented to the DMNA Land Use Committee for review and comment.

E. Proposed Project Schedules:

1. Public and private entitlements and approval steps. List the specific approvals and their sequence.
Aeon will be applying for funding through Minnesota Housing Finance Agency in June 2016, with supplemental funding applications going in to the City of Minneapolis, Hennepin County and the Metropolitan Council throughout the rest of 2016. Determinations for funding are made in late 2016 and early 2017.
2. Construction schedule.
Construction would likely begin in late 2017 and take 12 months to complete.

F. Letter to the Neighborhood Group - Required by the City of Minneapolis as a part of the General Land Use and Historic Preservation Applications.

The letter must contain the following information. Please provide as a separate PDF document.

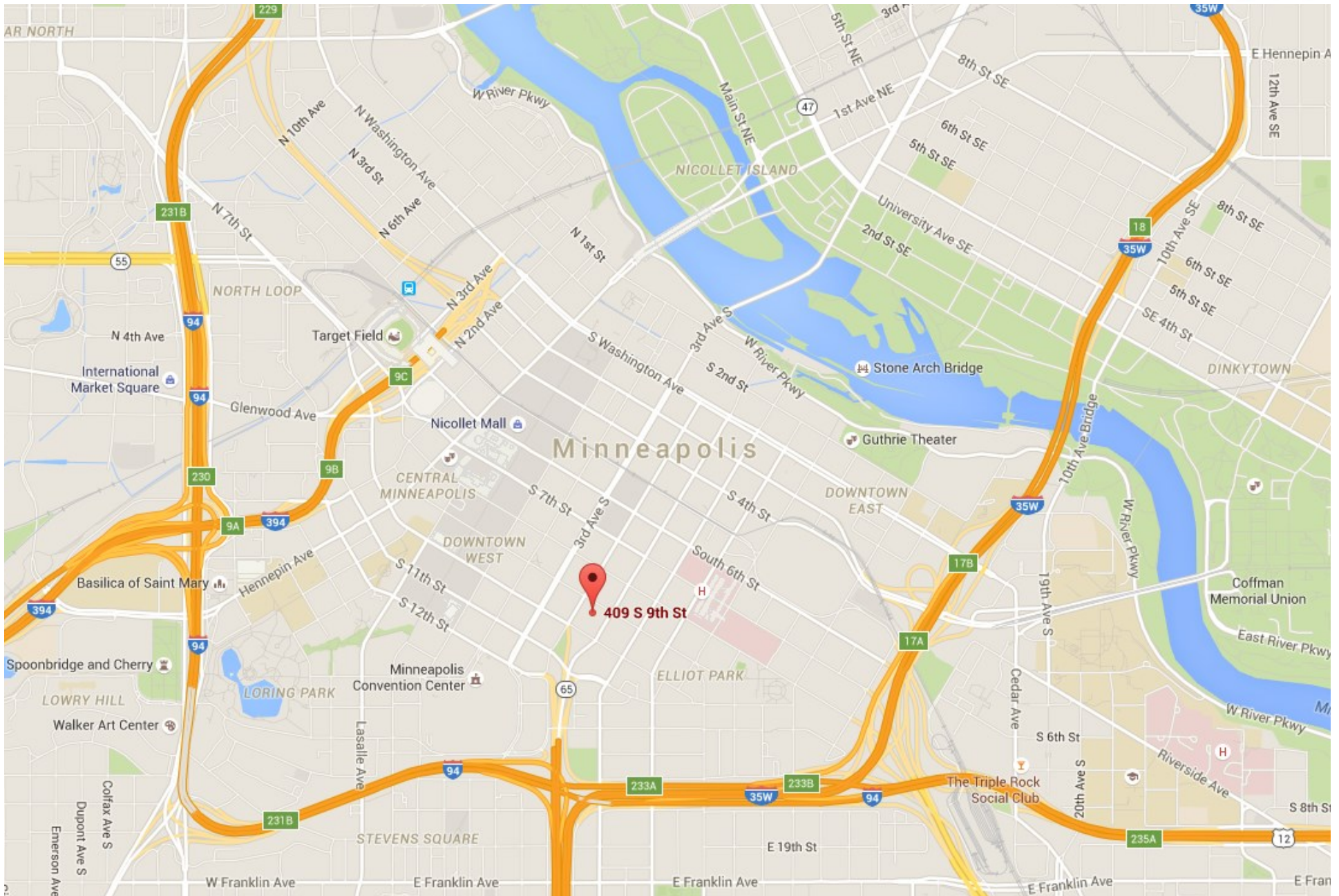
1. Description of the project.
2. Land Use and Preservation applications that are needed for the project.
3. Address of the property for which zoning approval is sought.
4. Applicants name, address, telephone number and email address.
Letter is attached.

G. Attachments:

Provide the following attachments (8 1/2 x 11 PDF format):

1. Location Map1 - Neighborhood Context: Show the project's location on a map of the entire Downtown Minneapolis Neighborhood (Downtown East and Downtown West).
Attached
2. Location Map2 - City Block Context: Show two block radius around project. Identify the project location, streets and landmarks.
Attached.
3. Aerial Photo Image of Site: Show a 5 block radius. Identify the project location and street names.
Attached.
4. Site Plan: Show proposed site development with all surrounding streets labeled. Identify adjacent uses.
Attached.
5. Landscaping Plan: Show proposed planting and landscape features.
Not available at this time.
6. Architecture and Building Elevations: Show proposed materials and colors.
Not available at this time.
7. Hardscaping: Show proposed materials and colors.
Not available at this time.
8. Signage: Show proposed building and site signs.
Not available at this time.
9. Other items as requested by DMNA Land Use Committee.
Not applicable.

Neighborhood Context: Show the project's location on a map of the entire Downtown

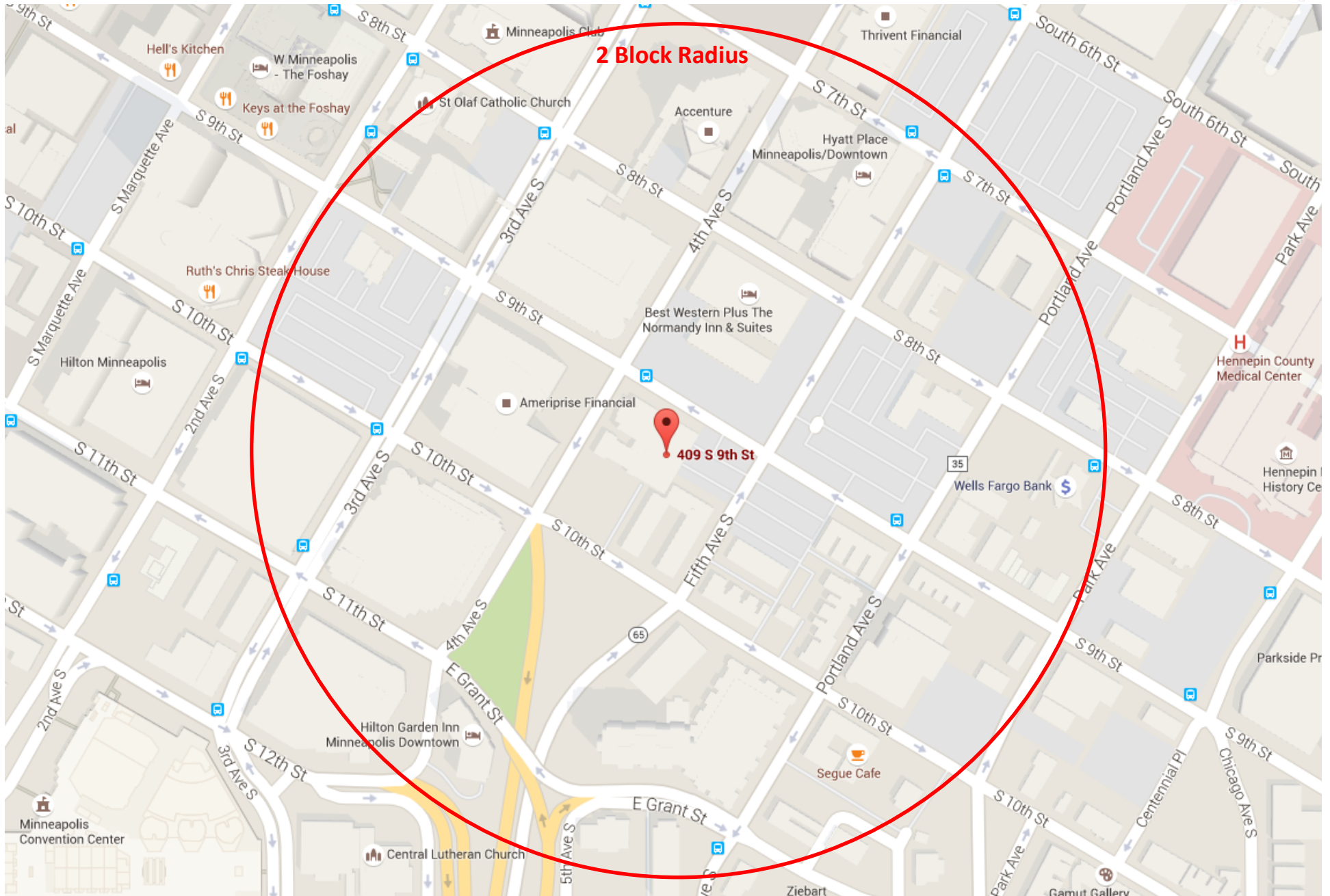


Location Map 2

City Block Context: Show two block radius around project. Identify the project location, streets and landmarks.



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Aerial Photo Image of Site: Show a 5 block radius. Identify the project location and street names.

