



**LAND USE APPLICATION SUMMARY**

*Property Location:* 810 7th Street South and 815 6th Street South  
*Project Name:* First Covenant  
*Prepared By:* Aaron Hanauer, City Planner, (612) 673-2494  
*Applicant:* First Covenant Church  
*Project Contact:* Brian Ogren  
*Request:* Establish an overnight shelter.  
*Required Applications:*

<b>Conditional Use Permit</b>	To allow for an overnight shelter as an accessory use within First Covenant Church
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**SITE DATA**

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

<b>Date Application Deemed Complete</b>	November 16, 2015	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	January 15, 2016	<b>End of 120-Day Decision Period</b>	N/A

**BACKGROUND**

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

The three buildings of the First Covenant Church complex front 7th Street South. The original church building, which was originally known as the Swedish Tabernacle, was built in 1874. In 1936, the three-story brick education wing was built to the east of the church. In 1965, a three-story glass connecting link between the church and the educational wing was completed. Combined, the applicant estimates that buildings have 77,000 square feet of floor area. The two parcels of First Covenant contain 196 surface parking spaces;

Today, First Covenant is a mix of uses: an active congregation, seasonal overnight homeless shelter, office space for the National Association of Minority Contractors Resource Center, and an early childhood learning center (Metrokids Early Childhood Center). In April 2015, the City Planning Commission approved a conditional use permit to allow for a high school within First Covenant. In September of this year, Mill City High School closed. The church is in a search of another school to locate within their building(s).

The City Planning Commission at their November 2, 2015 meeting recommended that the City Council approve a text amendment that will allow emergency and overnight shelters as a principal use in additional zoning districts (and continue to be allowed accessory to a religious places of assembly).

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The project site is in-between the new Minnesota Sports Facilities Authority (MSFA) Stadium to the north and the Hennepin County Medical Center (HCMC) campus to the south and west; the Hennepin County Energy Center is just to the east. Bus stops are located on the east side of Bud Grant Way and the south side of 6th Street South. The Downtown East Station and Platform for the Blue and Green line Light Rail is located two blocks to the north.

**PROJECT DESCRIPTION.** The church organization, in cooperation with the Salvation Army, has operated an overnight shelter at this location since December 2010 through an interim use permit. As outlined in Section 525.450-Interim use conditions and guarantees, interim uses may not be granted for a period of greater than five years; the interim use permit is set to expire on December 10, 2015. Therefore, First Covenant Church submitted a conditional use permit to allow an overnight shelter in the church as an accessory use.

Over the past five years, the overnight shelter has operated from November 1<sup>st</sup> through April 30 and serves up to 50 guests each night. As part of this conditional use permit application, these details of the overnight shelter would not change. In addition, no exterior changes are proposed to the buildings as part of the project.

**RELATED APPROVALS.**

Planning Case #	Application	Description	Action
BZZ-7087	Conditional use permit	To allow for a high school	Approved

In April 2015, the CPC approved the conditional use permit to allow for a high school in First Covenant Church with the conditions that the applicant replant the landscaping areas along the perimeter of the project site, replace the wood fencing with a decorative-metal fence, and the install bike racks that will accommodate a total of 24 bikes. First Covenant has until April 2017 to complete these improvements.

**PUBLIC COMMENTS.** The Elliot Park Neighborhood Association wrote a letter of support for the conditional use permit with the condition that they receive biannual reports and an evaluation at the end of each winter shelter season from First Covenant Church. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for an overnight shelter as an accessory use within a place of assembly based on the following findings:

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

Operating an overnight shelter accessory to the existing church will not be detrimental to or endanger the public health, safety, comfort or general welfare as long as the applicant follows the submitted management plan and abides by the standards set forth in section 537.110-Allowed accessory uses and structures. It should be noted that an overnight shelter has been operating at this location through an interim use permit since 2010 without concerns about the public health, safety, comfort or general welfare. In addition, providing an overnight shelter provides a public service to address the health, safety and well-being of the City's homeless population in the cold winter months.

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.*

Staff does not anticipate that the shelter would be injurious to the use and enjoyment of nearby properties. There has been an overnight shelter at this location since 2010 without reports of being a nuisance. The operators have a strong management plan with details regarding admission and discharge criteria and process, their weapons-free policy, and supervisory and staff training requirements; Salvation Army will continue to provide two trained advocates and volunteers each evening.

The entrance location and hours of operation also add to the project not being injurious to the use and enjoyment of nearby properties. The main entrance to the shelter for guests is off of 7<sup>th</sup> Street South; across the street is the Hennepin County Medical Center. The seasonal shelter is open from 6:00pm until 7:00am. General cutoff for admittance to the shelter is 6:30pm. Salvation Army will set up agreements with guests on a case by case basis to admit at a later time if there is a conflict with the allotted time window of 5:30-6:30pm due to work, school or other necessary appointments. Any guest that voluntarily leaves after 10:30pm will not be allowed to return at night.

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

Adequate utilities, access roads, drainage, necessary facilities or other measures are provided.

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

Given the nature of the use, it is expected that few guests would arrive at the site by car. For staff that may drive to the site, there is a parking lot onsite. In addition, the site is well served by mass transit. There is no off-street parking requirement for the zoning district/project site.

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

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

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

- 3.4.5 Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin.

*Staff comment:* While the Heading Home Hennepin plan suggests that, over time, shelters should be replaced by other forms of permanent housing, it recognizes that shelters are a critical component of serving those in urgent need.

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

If the requested land use applications are approved, the proposal will comply with all provisions of B4N/Downtown Neighborhood District. In addition, the applicant has outlined in their admission and discharge statement how the project will meet the standards for an overnight shelter outlined in section 537.110 –Allowed accessory uses and structures.

*(1) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.*

Guests are admitted to the seasonal shelter by appointment only.

*(2) The number of guests shall not exceed the housing code occupancy requirements.*

The applicant has confirmed that this will be the case by serving a maximum of 50 people per night.

*(3) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.*

A summary of a management plan and a floor plan showing the sleeping areas, emergency exits, bathing and restrooms were submitted (see attached).

*(4) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.*

The applicant understands that this is a requirement and will comply with the requirement.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by First Covenant Church for the properties located at 810 7th Street South and 815 6th Street South:

**A. Conditional Use Permit to allow for an overnight shelter as an accessory use within a place of assembly.**

Recommended motion: **Approve** the Conditional Use Permit to allow for an overnight shelter as an accessory use within First Covenant Church, a place of assembly, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The use shall comply with the standards for overnight shelter required by section 537.110- Allowed accessory uses and structures.

## ATTACHMENTS

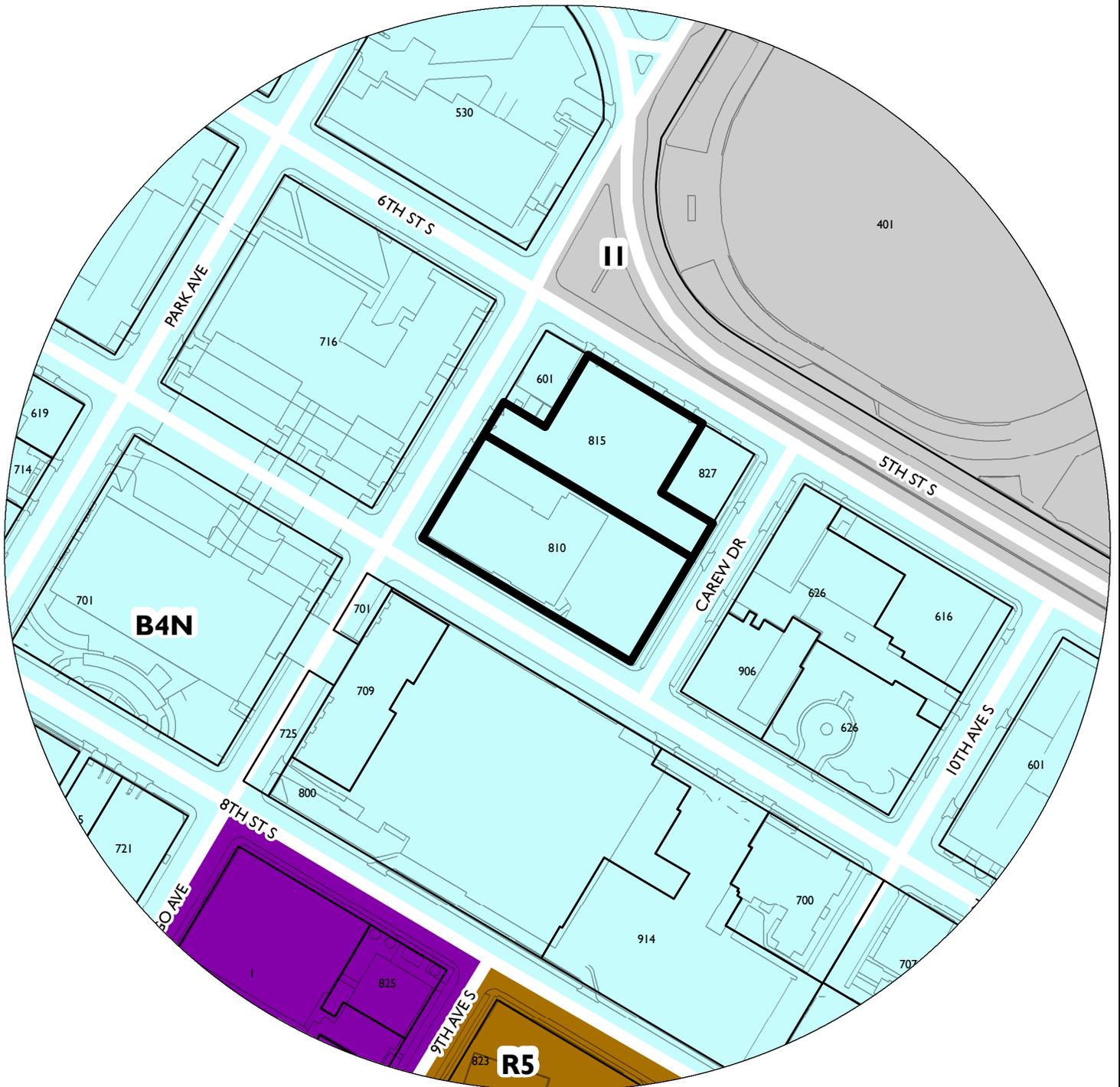
1. Zoning map
2. Statement of proposed use
3. Statement to the conditional use permit findings
4. Aerials
5. Images
6. Site plan
7. Floor plan
8. Public comments

**First Covenant Church**

**6th**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**810 7th Street South and 815 6th Street South**

FILE NUMBER

**BZZ-7498**

**FIRST COVENANT CHURCH  
WINTER SHELTER SUMMARY**

**STATEMENT OF PROPOSED USE**

The First Covenant Church located on 810 St. 7<sup>th</sup> Street in Minneapolis, MN 55415 operates a diverse, multi-generational, urban Christian community. In addition to worship services, First Covenant's mission includes serving neighborhoods and communities both near and far. Their mission work includes partnering with The Salvation Army Harbor Light Center, providing seasonal secured waiting overnight shelter to people experiencing homelessness from November 1 through April 30 each year. It is the intention of First Covenant to continue this seasonal program, providing beds to 50 single adults seeking overnight shelter during the winter months when shelter space is at a premium in the community.

The Salvation Army Harbor Light Center will provide emergency shelter and support services for homeless adult men and woman, vulnerable persons with medical or mental health needs, frail, elderly, chemically dependent, physically handicapped and the developmentally disabled. The seasonal shelter offers safety and protection from the elements with access to personal hygiene resources every day of the year. Staff is on site to monitor the space and to advise guests of other community services and housing options. The seasonal shelter is open from 6pm to 7am. The seasonal shelter provides no formal social services as part of this contract.

1. **TARGET POPULATION:** The Harbor Light Center seasonal shelter has the capacity to serve homeless adult men and women who are ineligible for stay in Hennepin County contracted emergency housing programs and/or unable to stay in other shelters due to space constraints.
2. **AGENCY STATUS/LICENSURE:** The Salvation Army is an incorporated non-profit organization and a State of Minnesota licensed Lodging Establishment with Board. The Harbor Light Center provides shelter under contracts with Hennepin County: 184 Emergency Housing beds, 130 men's waiting spaces (SafeBay), and 50 women's waiting spaces (Sally's Place).
3. **SERVICE SITE(S):** The site for winter shelter is located at First Covenant Church, 810 South 7<sup>th</sup> Street, Minneapolis, MN 55415.
4. **PLACEMENT PROCEDURE:** Admission is voluntary. Staff from Harbor Light Center's SafeBay and Sally's Place programs recommends clients to be added to the weekly roster. If space allowed, staff also take referrals from the church shelter lottery and/or nightly walk ins. Seasonal shelter guests must agree to follow all shelter policies and procedures. The number of homeless adults staying in seasonal shelter will not exceed 50 on any given night. The exact number of men and women will be flexible to accommodate as many people as possible on any given night.
5. **FUNDING SOURCE:** The seasonal shelter program is funded by Hennepin County and The Salvation Army. County funds are requested for staff costs and operating costs. A portion of the Salvation Army Harbor Light Center's unrestricted funds are also used to fund shelter operations.

## THE SALVATION ARMY - HARBOR LIGHT CENTER

### WINTER SHELTER PROGRAM INFORMATION

#### CONTRACTED SERVICE NARRATIVE

##### **Service Description:**

The Harbor Light Center, in its continuum of services, operates a seasonal secure waiting space for men and women at First Covenant Church. This program is known as the Seasonal Shelter and provides safe, temperature-controlled accommodations for homeless adult men and women who are unable to access other emergency shelter options. The primary intent is to allow homeless adults who are ineligible for Hennepin County-contracted Emergency Housing to be indoors overnight in a safe and warm space.

Seasonal Shelter provides space in the fellowship hall of First Covenant Church. There are sleeping mats, a light meal, and restrooms.

It should be noted that as with other Harbor Light Center programs, the Seasonal Shelter is weapons free. This space is not handicapped accessible; guests requiring accessible space are referred to SafeBay or Sally's Place - the secured waiting programs operated at the Harbor Light Center where facilities are handicapped accessible.

##### **Target Population:**

- Demographics - The Seasonal Shelter program of the Harbor Light Center serves men and women, age 18 or above who are experiencing homelessness.

#### Admission and Discharge Criteria and Process:

##### **Admission:**

Admission is at discretion of Harbor Light Center staff. The original roster is made up of current guests from the Harbor Light Center's SafeBay and/or Sally's Place shelter programs. Throughout the season, openings are filled with guests from the Harbor Light Center, the church shelter lottery or by guests who have used Seasonal Shelter beds on a nightly/walk-in basis.

Seasonal Shelter reads the Policies and Procedures at sign in. Any guests who voluntarily leaves the Seasonal Shelter after 10:30pm will not be allowed to return that night. All guests will be expected to leave the facility by 7:00am.

- Guests shall enter the building at the southeast corner entrance on 7<sup>th</sup> street.
- Guests are admitted to the Seasonal Shelter by appointment only, so no enclosed waiting area is necessary.
- The number of guests shall not exceed the housing code occupancy requirements. There shall be no more than 50 shelter guests each night.
- The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet are inspected regularly by Shelter Advocate Staff and any trash found thereon is removed.

##### **Discharge and Termination:**

## THE SALVATION ARMY - HARBOR LIGHT CENTER

### WINTER SHELTER PROGRAM INFORMATION

Guests are discharged from Seasonal Shelter each morning at 7:00am.

The Salvation Army Harbor Light Multi-Service Center does not consider a landlord-tenant relationship to be created between itself and guests receiving shelter. The vulnerability of some guests and the goals of the Harbor Light Center require safeguards for the safety and well-being of other guests as follows:

- A Seasonal Shelter guest is considered a danger to self or others if he is dangerously ill and in need of emergency room medical attention, suicidal, homicidal, has been excessively using alcohol or non-prescription and/or illegal drugs, or is out of control.
- Guests "out of control" are defined as those whose behavior indicates that they are mentally or physical ill to the point where they are unable to safely function within the care provided for them in the Seasonal Shelter.
- Any client separated from the facility will be given the due process of the Guest Review Guidelines and Consequences, which are explained upon admission and are posted on the unit. The Guest Review committee is the only body given the authority to separate clients for noncompliance with House Rules. Each client is also afforded a grievance procedure which includes a written report and the opportunity to appear before the Guest Review Committee to speak on their own behalf.

All supervisory and direct service staff will be required to undergo special training related to health, chemical and mental health issues, management of individuals who are in crisis, and other topics as deemed valuable or necessary by Housing Program Managers.

The Salvation Army Harbor Light operates as a weapons free facility. Firearms, knives or other dangerous instruments are not allowed on the premises of the Harbor Light Center or on the person of any guest. Guests in possession of such instruments will be considered a danger to themselves or others. If a person surrenders his weapon to staff, it will be turned over to the police.

The Harbor Light Center reserves the right to refuse or re-admit any Seasonal Shelter guest for up to a one week period during which time a Review Committee will conduct a hearing - with the identified guest invited to be present - to review and make a determination as to how we can best serve the guest and when the guest can again participate in Seasonal Shelter. It is extremely important that the Committee review each situation with objectivity and fairness with the desire to support the guest in question. It is essential that this process not be a time for judgment or punishment but rather of care and concern. At the same time, it may be necessary to determine consequences that will benefit the safety and wellbeing of the unit and promote the development of responsibility of the guest involved.

If a Seasonal Shelter guest is removed because he is considered a danger to self or others, the Harbor Light Center will contact the Minneapolis Police, a detoxification center, hospital or

## **THE SALVATION ARMY - HARBOR LIGHT CENTER**

### **WINTER SHELTER PROGRAM INFORMATION**

other agency as appropriate for the situation. The Harbor Light Center will make contacts for alternative placement unless the guest refuses referral.

All discharges due to the above stated issues will be expedited as quickly as possible. However, all situations will be required to be addressed within a seven-day period following the day of the incident.

Successful program completion is defined as moving along the Continuum of Care for persons experiencing homelessness. This may include permanent housing, supportive housing, or entering a program that is appropriate for the needs of the guest.

## **Statement of Findings for Conditional Use Permit**

- The continued operation of overnight shelter at 810 S. 7<sup>th</sup> Street (First Covenant Church) will not be detrimental to or endanger the public health, safety, comfort or general welfare. On the contrary, it will provide a safe place for adults experiencing homelessness to spend the night during the winter. In the five years that this use has been operating (under an Interim Use Permit), there have been no concerns about the public health, safety, comfort or general welfare.
- The continued operation of overnight shelter at 810 S. 7<sup>th</sup> Street (First Covenant Church) 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. In the five years that this use has been operating (under an Interim Use Permit), there have been no negative impacts on the ability of surrounding properties to be used in permitted ways.
- Prior to establishing use of 810 S. 7<sup>th</sup> Street (First Covenant Church) as an overnight shelter in 2010, all utilities, access roads, drainage, and all necessary facilities were provided on the property and to the facility. All of these remain in place and are at the ready to provide access and services to the facility for all permitted and conditional uses.
- The conditional use of 810 S. 7<sup>th</sup> Street (First Covenant Church) as an overnight shelter has no substantial impact on traffic congestion in public streets in the surrounding area. Shelter guests arrive on foot, and there is adequate parking in the off-street lot for the three employees and small volunteer groups that support the shelter's daily operations.
- The conditional use of 810 S. 7<sup>th</sup> Street (First Covenant Church) as an overnight shelter is consistent with the applicable policies of the comprehensive plan.
- In all other respects, the conditional use of 810 S. 7<sup>th</sup> Street (First Covenant Church) as an overnight shelter conforms to the applicable regulations of the district in which it is located.



S 7th St

Chicago Ave

S 5th St

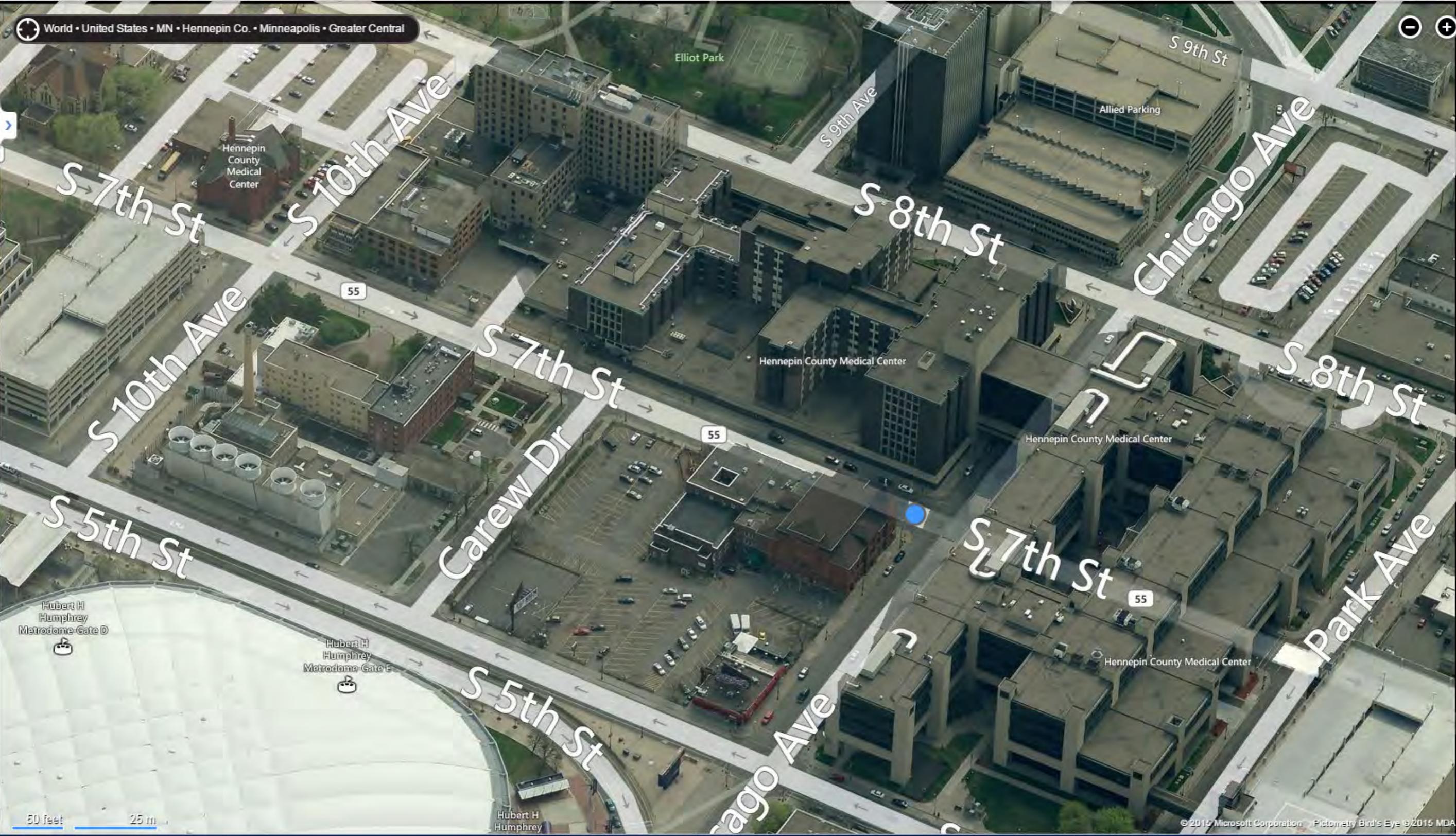
Carew Dr  
S 7th St

Hennepin County Medical Center

55

55

shows perimeter of First  
Covenant surface parking area



Elliot Park

Hennepin County Medical Center

Allied Parking

Hennepin County Medical Center

Hennepin County Medical Center

Hennepin County Medical Center

Hubert H Humphrey Metrodome - Gate D

Hubert H Humphrey Metrodome - Gate E

Hubert H Humphrey

50 feet 25 m

view from Chicago Avenue



view from near 6<sup>th</sup> Street South looking south



view from Bud Grant Way



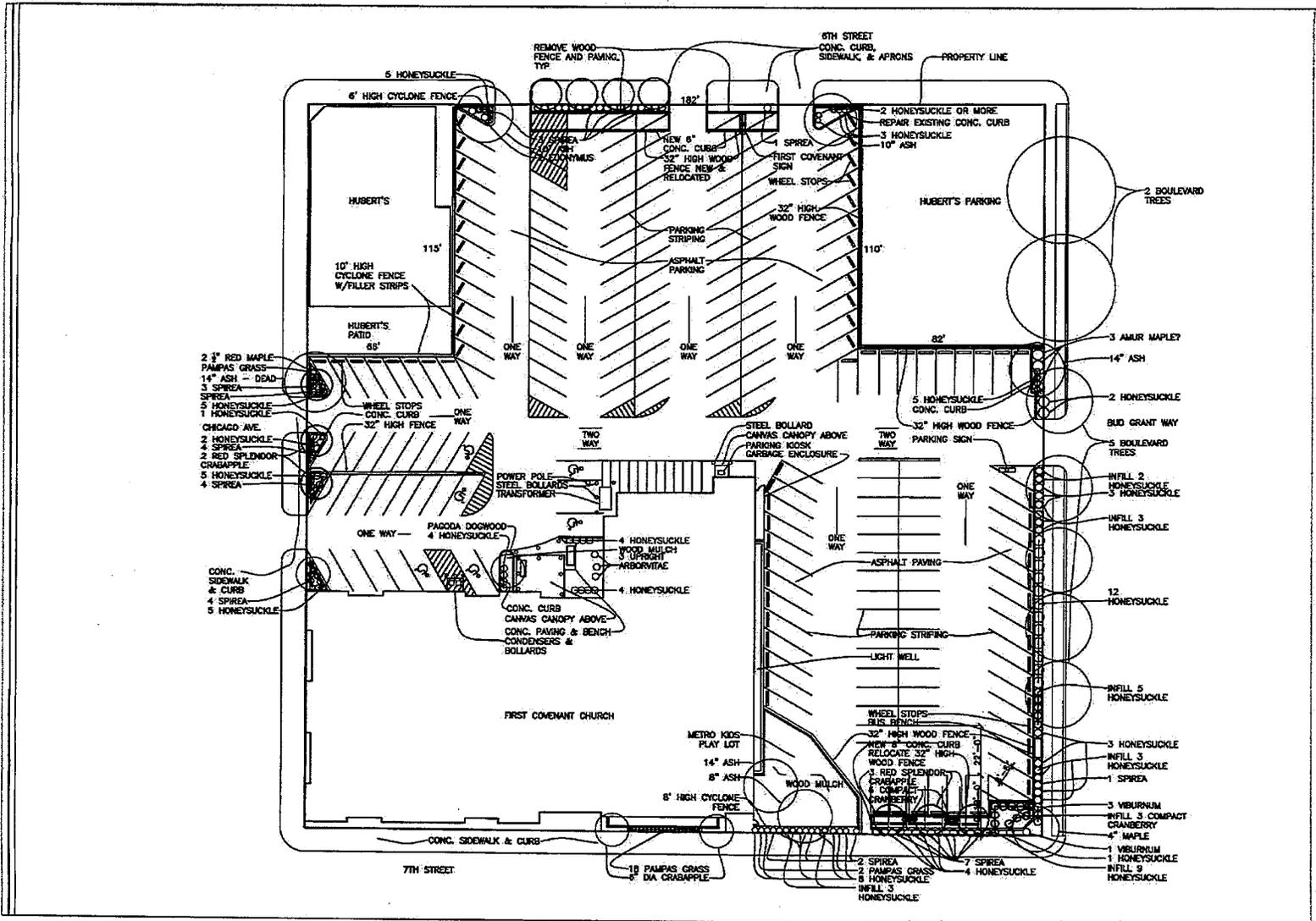
entrance to the school via the parking lot



Existing refuse and storage



All NEW!



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

810 SOUTH 7TH STREET  
 MINNEAPOLIS, MN 55415

Mark Date Description

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

**SITE AND**  
**LANDSCAPING**

MINNEAPOLIS, MN 55415

# **FULL SET OF BUILDING PLANS**

**NOT FOR CONSTRUCTION**

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

Signature \_\_\_\_\_  
PAUL MAY  
Name  
X 19503  
Date License #

PROJECT: \_\_\_\_\_

**MILL CITY HIGH SCHOOL AT FIRST COVENANT CHURCH**

810 SOUTH 7TH STREET  
MINNEAPOLIS, MN 55415

REVISED:  
Mark Date Description

COMM. NO.: FCC 1501.03

DATE: MARCH 31, 2015

DRAWN: BAC

CHECKED: PGM

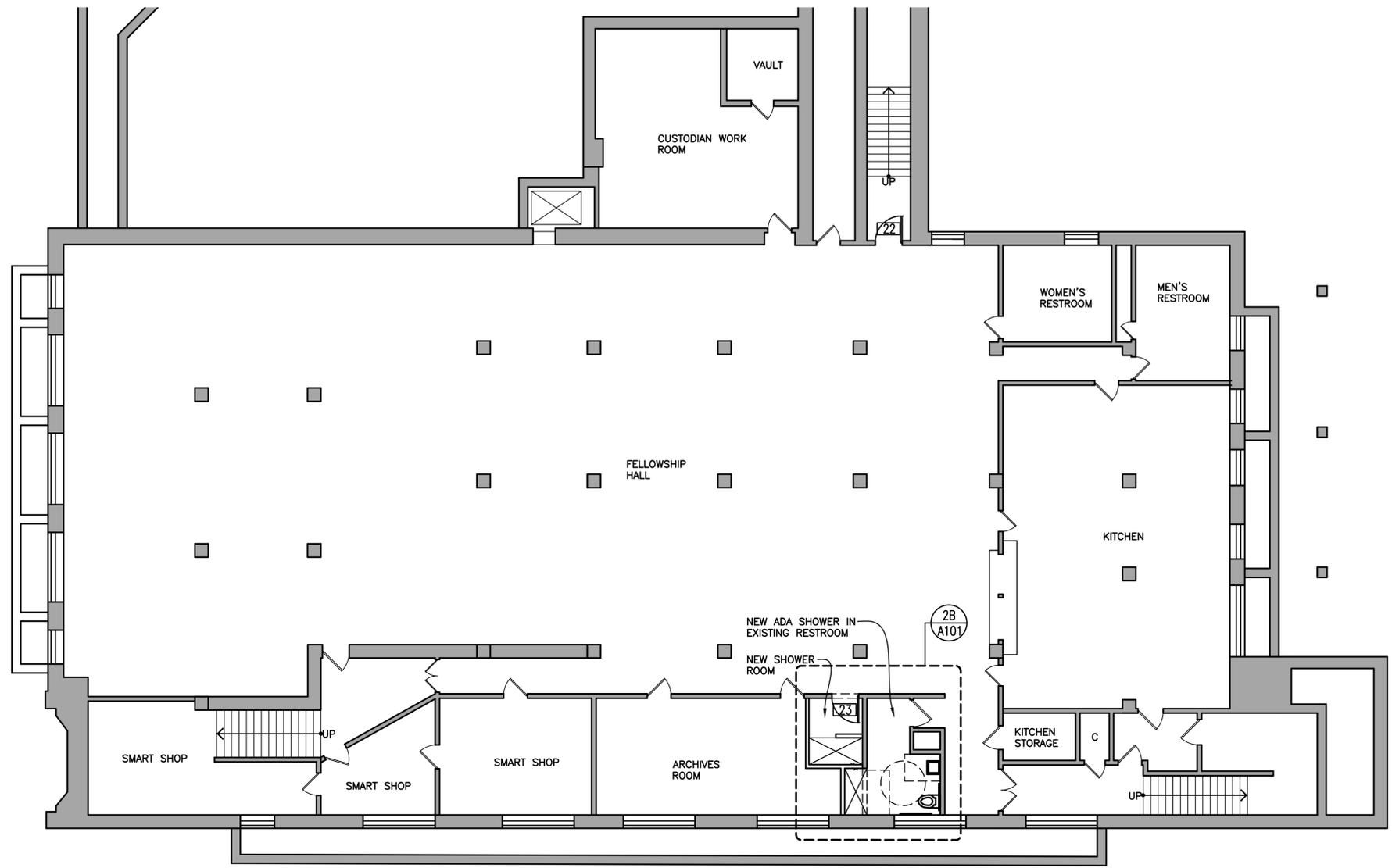
© 2015 Miller Dunwiddie Architecture, Inc.

DRAWING TITLE: \_\_\_\_\_

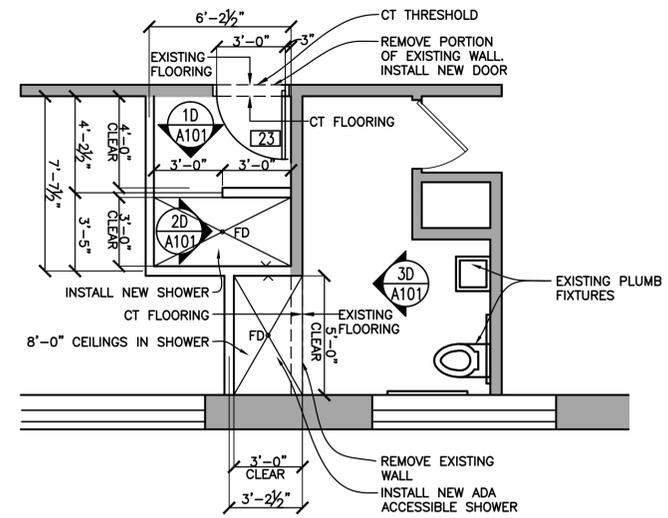
LOWER LEVEL

DRAWING NUMBER: \_\_\_\_\_

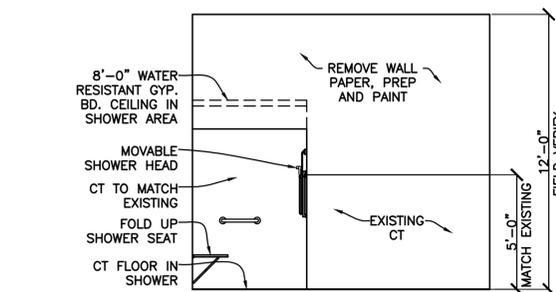
A101



**5C LOWER LEVEL**  
A101 1/8" = 1'

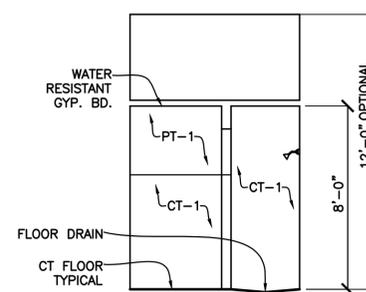


**2B ENLARGED PLAN OF RESTROOM AND SHOWER**  
A101 1/4" = 1'

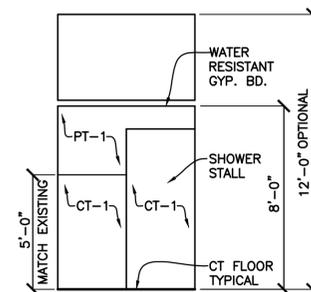


NOTE: SEE A100 FOR MOUNTING HEIGHTS AT ADA SHOWER

**3D SOUTH INTERIOR ELEVATION AT ADA SHOWER**  
A101 1/4" = 1'



**2D NORTH INTERIOR ELEVATION AT SHOWER**  
A101 1/4" = 1'



**1D EAST INTERIOR ELEVATION AT SHOWER**  
A101 1/4" = 1'

**miller durwidde**  
 ARCHITECTS  
 128 North Third Street Suite 104  
 Minneapolis MN 55401-5027  
 www.millerdurwidde.com  
 P 612-337-4888 F 612-337-4888

NOT FOR CONSTRUCTION

DATE: 08/14/2012  
 PROJECT: MILL CITY HIGH SCHOOL AT FIRST COVENANT CHURCH  
 SHEET: 101  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

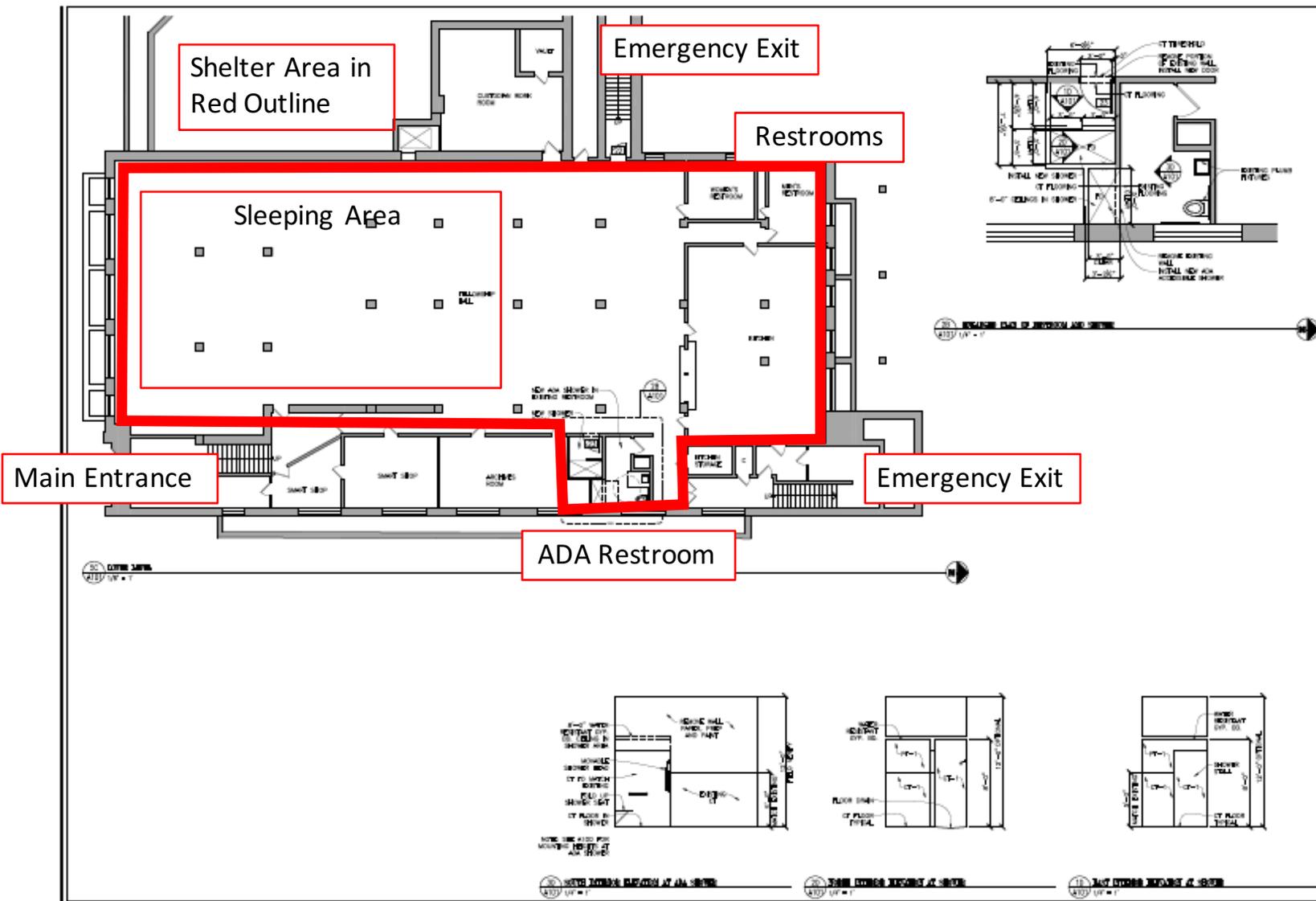
**MILL CITY HIGH SCHOOL AT FIRST COVENANT CHURCH**

ALL RIGHTS RESERVED  
 UNLESS OTHERWISE NOTED  
 ALL RIGHTS RESERVED

DATE: 08/14/2012  
 PROJECT: MILL CITY HIGH SCHOOL AT FIRST COVENANT CHURCH  
 SHEET: 101  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**LOWER LEVEL**

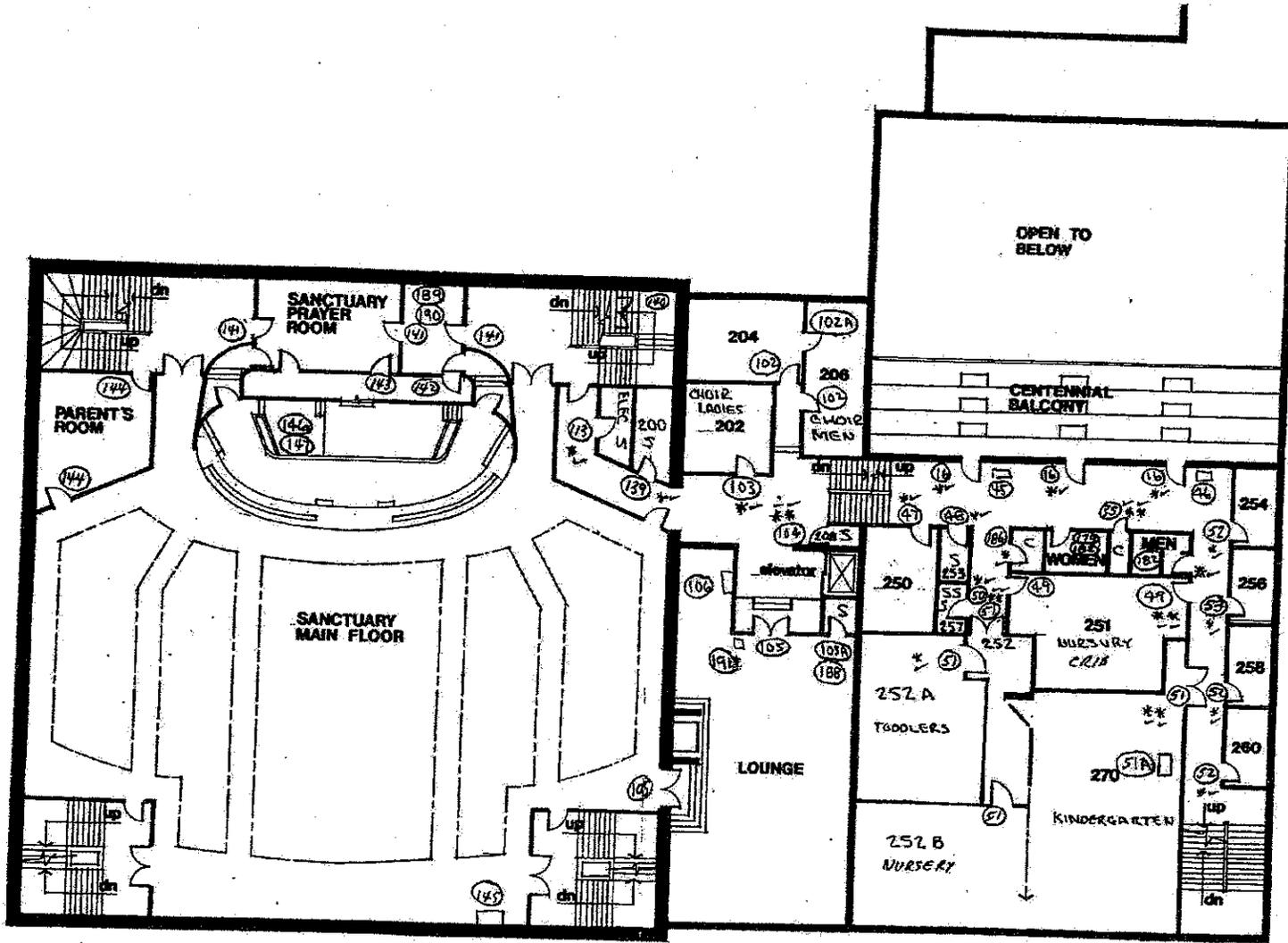
A101







CHICAGO AVENUE

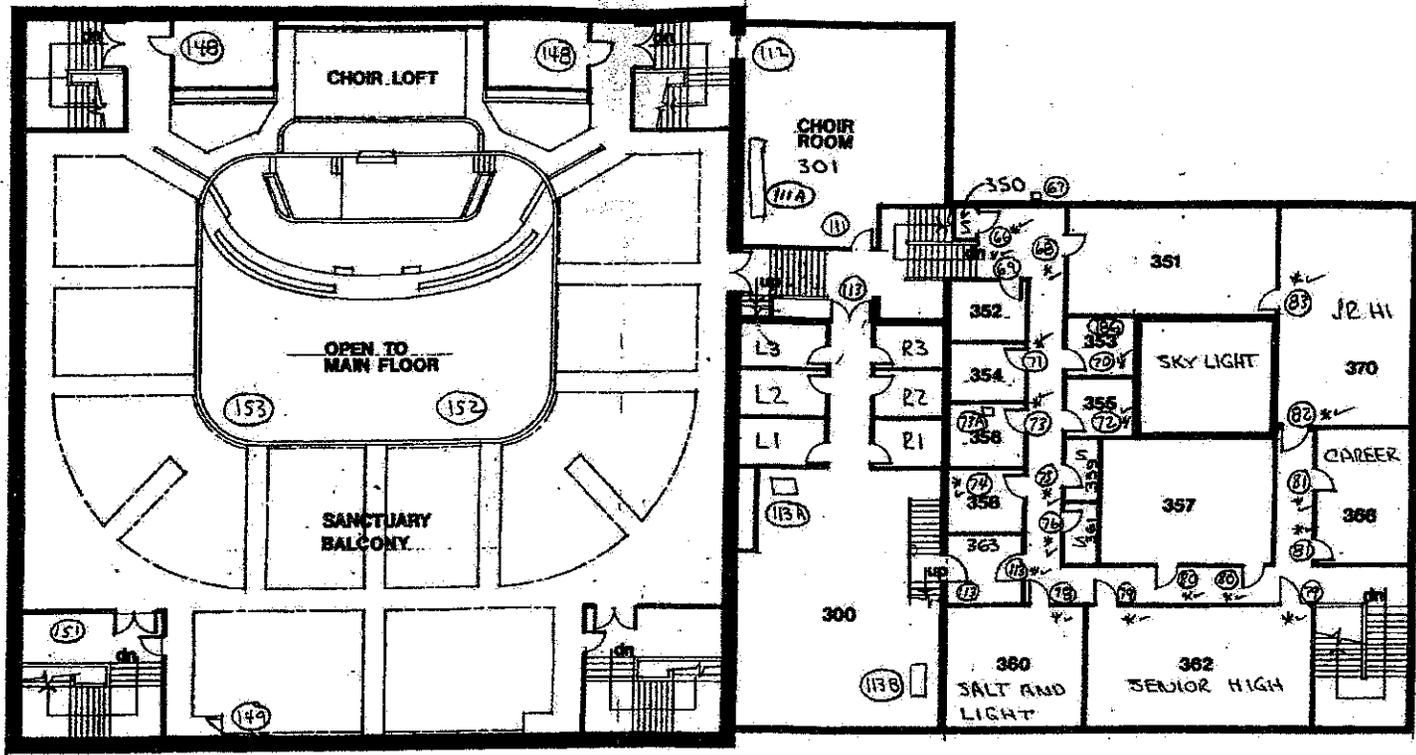


7TH STREET

SECOND FLOOR



CHICAGO AVENUE



THIRD FLOOR

7TH STREET



October 13, 2015

Minneapolis Leadership and First Covenant Church  
810 South 7th Street  
Minneapolis, MN 55415

RE: Conditional Use Permit for winter shelter at First Covenant Church

Dear Minneapolis Leadership and First Covenant Church:

The following motion was approved by the Elliot Park Neighborhood, Inc. (EPNI) Building, Land Use & Housing Committee (BLUH) at its September 17th meeting and ratified by the EPNI Board of Directors on October 12, 2015.

*Motion to approve a letter of support conditioned on biannual reports to the neighborhood, an evaluation at the end of each winter shelter season and the opportunity for neighborhood support to be renewed annually for the upcoming shelter season. M.Schaffer/Schmitt. Passed Unanimously. Board 2nd/*

Pastors Dan Collison and Todd Bratulich presented an update on their CUP application at the September BLUH meeting noting that the current 5-year interim use permit for a winter shelter at the church ends on 12/31/15. In contrast the proposed CUP is ongoing with no time period attached to it. The winter shelter would continue to remain open for six months annually, as it has in the past, housing both genders but with priority attention given to females. Discussion followed with the community expressing concern that the neighborhood continue to have a mechanism to evaluate the winter shelter annually.

Please contact me if you have any questions.

Sincerely,

Lynn Regnier

cc: Abdi Warsame, Sixth Ward Council Member  
Lisa Goodman, Seventh Ward Council Member

*EPNI has moved to 609 South 10th Street, Suite 170*



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