



July 29, 2011

Hyder Aziz, Director  
Dar Al Farooq  
983 17<sup>th</sup> Ave. S.E.  
Minneapolis, MN 55414

RE: Al Farooq Youth and Family Center (AFYFC)

Dear Mr. Aziz:

A resident recently alerted the City to a June 29, 2011, YouTube video that appears to have been created by AFYFC as a marketing tool to generate interest, and perhaps inspire investors, in the project. While it appears that many of the potential uses described in the web video represent AFYFC's hopes and dreams, it is important that you be aware that not all of the uses mentioned in the video are permitted under the May 2, 2011 Conditional Use Permit approved by the Bloomington City Council and some of these uses are not allowed in the R-1 Zoning District that applies to the site. Any use not listed as allowed in the R-1 Zoning District is prohibited on this site.

1. Food Service. The word "restaurant" can refer to different types of food service—some allowed by the Conditional Use Permit and the underlying zoning and others not. The Conditional Use Permit, the underlying zoning and the Minnesota Food Code allows operation of a school kitchen and cafeteria, a daycare center kitchen, and a kitchen where AFYFC members may prepare food for activities that are for Community Center members and are not open to the public. These types of food service would be incidental to the primary use of the property and consistent with the prior educational uses' food service component. Most important, food service for students, staff and worshipers would not generate additional traffic to this predictably congested site.

Kitchen design and operation will be subject to applicable approvals and inspections by the City's Environmental Health Division. A full service restaurant that is open to the public has not been approved on this site and is not allowed in the underlying R-1 Zoning District.

2. Clinic. A health care clinic that is open to the public was not contemplated by the City Council in its May 2<sup>nd</sup> approvals and would require additional approvals and parking and is not listed as an allowed use in the R-1. AFYFC could have medical personnel on duty for the use and convenience of students, staff and worshipers in the same manner as the former private school use had a school nurse.
3. High School. Using the building as a high school was not proposed in AFYFC's application and not contemplated in the conditions of approval. The approved school use is only for a private elementary school. The functional distinction between an elementary school and a high school relates to the fact that high school students often drive to school rather than taking a bus or being dropped off at school by a parent. High Schools are therefore subject to higher parking requirements than are elementary schools. Adding a high school would further complicate the congested parking for the mix of uses

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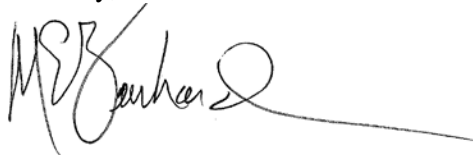
that include a community center, worship center, day care, school and fitness center and would require additional parking.

4. Smith Park. The YouTube video devotes a significant amount of time to the adjoining public park lands. The park is indeed an amenity available for use by your students, staff, and worshipers. But it is important to remember the shared use principles set forth in the agreements between the City and Lutheran High. The Lutheran High School Association and the City of Bloomington worked cooperatively to develop and fund parking on City property and athletic facilities on school property. Agreements between the Association and the City provide for joint parking and for joint use of the football/soccer field, the basketball court and the tennis court through the year 2024 and can be further extended. The agreements run with the land, so any purchaser of the school also acquires the rights to use the jointly developed parking and the obligation to make the jointly developed fields and courts available for public use. As staff has discussed with you in the past, these facilities cannot be permanently reserved for the exclusive use of AFYFC.

You may have questions after reviewing this information. To help ensure open lines of communication and a successful relationship going forward, we would like to invite you to two meetings:

1. A relationship building meeting with the Director of Community Development and the Police Chief. We do not have a large agenda for such a meeting; in fact, the ability to meet without a big list of issues is one of the advantages of having an initial meeting before your community center is up and running. We have some general questions about working with AFYFC and expect that you might have similar questions about working with the City of Bloomington. To schedule this meeting, please contact Larry Lee, Community Development Director, at (952) 563-8947 or [lee@ci.bloomington.mn.us](mailto:lee@ci.bloomington.mn.us) . Also, if you have questions or topics you would like to discuss during this meeting, please let Mr. Lee know.
2. A meeting with Parks and Recreation staff in early August to discuss amendments to the recreational facilities lease agreement to better meet the recreational amenity usage needs of both AFYFC and the community. To schedule this meeting, please contact Randy Quale, Parks and Recreation Manager, by August 2<sup>nd</sup> at (952) 563-8876 or [rquale@ci.bloomington.mn.us](mailto:rquale@ci.bloomington.mn.us) .

Sincerely,



Mark Bernhardson  
City Manager

cc: Mayor and City Council  
Community Development Director  
Community Services Director  
City Attorney