

ATTACHMENT "A" - WORKSHOP 2 NOTES



workshop # 2 minutes

FILE
#16-067184

memo date:

meeting date: May 2, 2015

meeting location: Linwood Monroe Arts Plus- Upper
810 Palace Avenue
Saint. Paul, MN 55102

project: SPPS Facilities Master Plan (Creative Arts Pathway)

school: Linwood Monroe Lower

U+B architecture and design assumes all information included below to be correct and current to the date listed above. If you find any information within this document in error, in need of correction or clarification, please notify U+B within 10 days.

I. Dynamic Program Provided by SPPS

- Questions for SPPS:
 1. ECFE / ESCE / ECFE parent ed and ECSE gross motor areas classroom count and clarification
 2. Pre-K classroom count clarification
 3. DCD – one or two classrooms (severe and mild developmental delays)
 4. Area for Resident (separate space exclusively for this program)
 5. Space for Speech
 6. Two ELL rooms or one
 7. Media Center and Computer Lab (do we need two large rooms for these spaces)
- Please refer to noted 11x17 plans

II. Top Priorities

- ECFE / ECSE / Pre K
 - Unclear as to the exact program that will be moved from the upper school to the lower school
 - Unclear what program will be added for future growth
 - Rooms in questions
 - Pre K – SPPS gave us three in the dynamic program. Is this correct?
 - ECFE – SPPS gave us three in the dynamic program. Is this correct?
 - ECSE – where is this space? The gross motor room?
 - ECFE Parent Ed room – is this included in the three for ECFE?
- Gym/Performance
 - This single space may not accommodate all the program that will be using it throughout the day including but not limited to:
 - PE classes in the AM
 - Teacher reserved gym classes throughout the day
 - Resident workshops throughout the year
 - ECSE large motor area
 - Drama practice (in actual space)

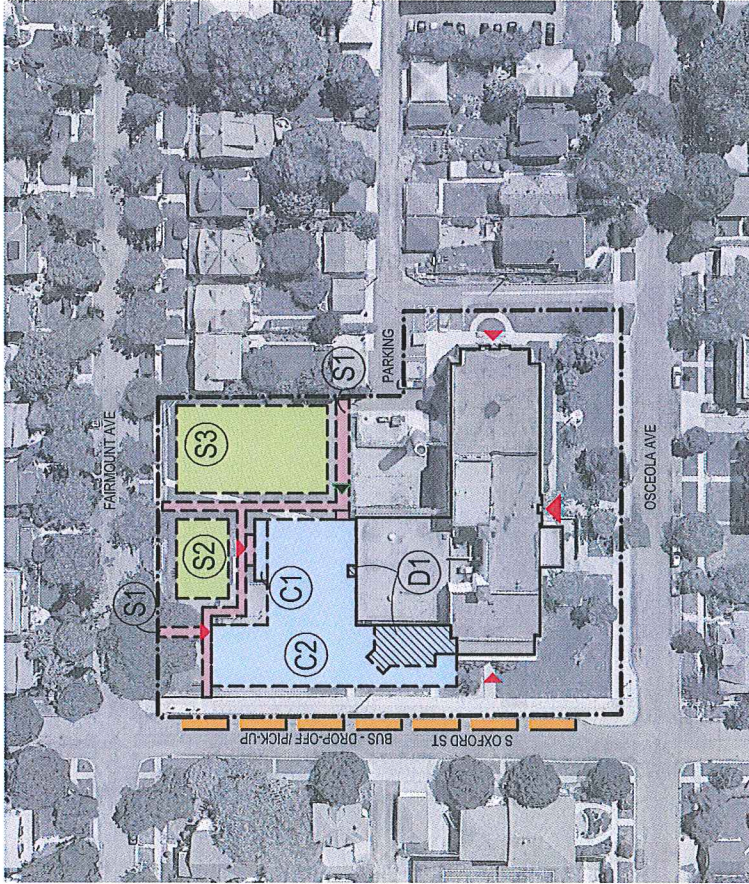
ATTACHMENT "A" - WORKSHOP 2 NOTES

- Large gatherings
- All School Performances on Friday afternoons

FILE
#16-067184

- Severe DCD to main level
 - Severe DCD should be on first level.
 - Severe DCD should be acoustically protected.
 - Severe DCD should be accessible to outside as most children are in wheelchairs.
 - Severe DCD should be located near wellness/nurse.
- Sensory Rooms on each floor
 - Each block of classrooms (Kindergarten, First Grade, Second Grade and Third Grade) should have a sensory rooms adjacent to their classroom block.
 - The sensory room can be shared
 - The teachers need to be able to easily move a child into this room without leaving their classroom for a long period of time (to walk downstairs)
- Sinks and special flooring in all rooms
 - Since this is an art school and all rooms will be doing messy art activities they requested sinks in all classrooms.
 - All classrooms should have VCT flooring at sink and carpet at work areas
- Sinks and special flooring in all rooms
 - Since this is an art school and all rooms will be doing messy art activities they requested sinks in all classrooms.
 - All classrooms should have VCT flooring at sink and carpet at work areas
- Administration Conference Room required
 - A large conference room near the front entry / administration area would be nice to have.
- Each floor to have a breakout/bookroom for teachers
 - This is a space to be used for small teacher student meetings as well as a space to store books.
- Move Restroom block closer to classroom block in new addition
 - Restrooms to be located between two classrooms on the west portion of the addition.
- Possibly move North Stair inboard and add space along West wall for additional program if necessary.

Linwood Monroe Arts Plus - Lower Site Concept



- Legend:**
- S1. Sidewalk - New (Scope B) (2,720 SF)
 - S2. Relocate Existing Playground (Scope B) (2,000 SF)
 - S3. Relocate Existing Playground (6,270 SF)
 - C1. One and a half Story Addition
 - C2. Three Story Addition
 - D1. Demo Portion of Building (One Story)

- Property Line
- ▲ Main Entry
- ▲ Secondary Entry
- ▲ Service Entry

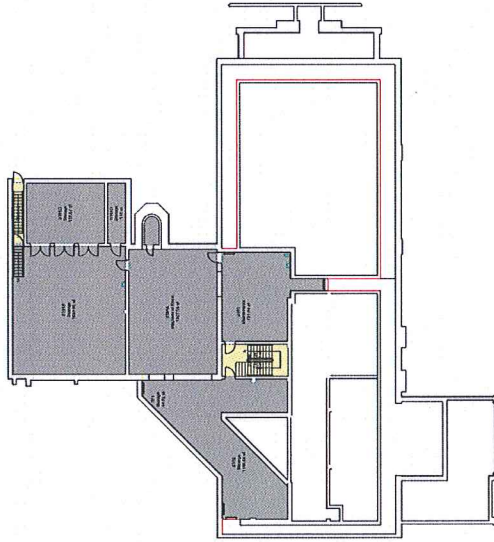
- New Landscape and Playground
- Parking and Hardscape
- New Building Construction



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Linwood Monroe Arts Plus - Lower

Existing Utilization



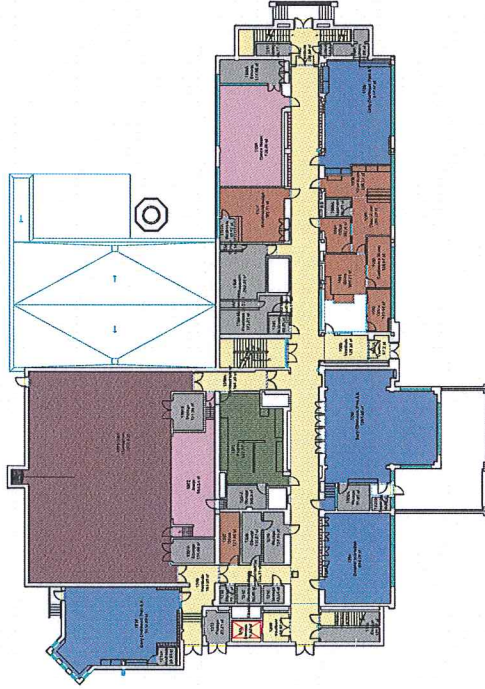
BASEMENT

General Space Class		
Name	Count	Area
Circulation	2	307.67
Facilities Support	7	5377.9
Total	9	5,685.5768

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3100 **3.1**

Linwood Monroe Arts Plus - Lower Existing Utilization



GROUND FLOOR

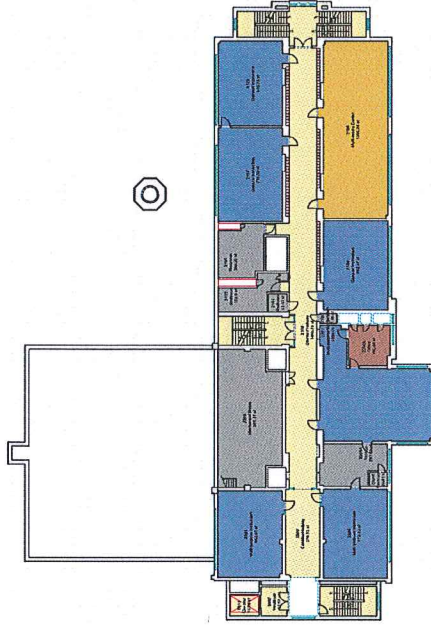
General Space Class		
Name	Count	Area
Administration	8	1620.46
Athletic	1	3573.6
Circulation	11	3385.97
Dining	1	622.37
Facilities Support	24	2039.66
General Learning	4	3816.2
Performing Arts	2	1301.52
Total	51	16,361,7861

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3100 **3.2**

Linwood Monroe Arts Plus - Lower

Existing Utilization



SECOND FLOOR

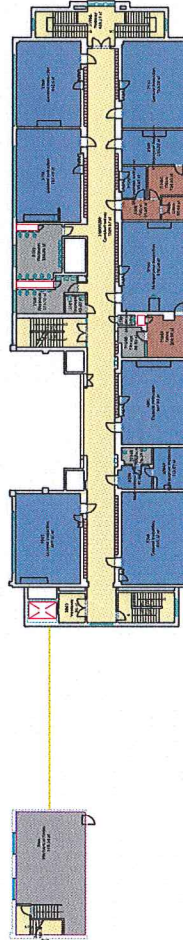
General Space Class		
Name	Count	Area
Administration	1	186.44
Circulation	7	2895.1
Facilities Support	7	1814.32
General Learning	6	4471.83
Media Center	1	1356.24
Total	22	10,737.9297

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3100 **3.3**

Linwood Monroe Arts Plus - Lower

Existing Utilization



THIRD FLOOR

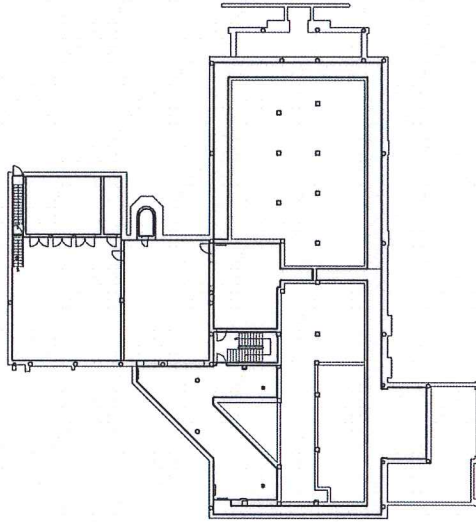
General Space Class		
Name	Count	Area
Administration	4	4833.01
Circulation	6	2890
Facilities Support	7	1531.29
General Learning	11	5281.74
Total	28	10,296.0418

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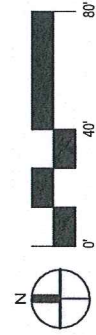
3100 **3.4**

Linwood Monroe Arts Plus - Lower Conceptual Utilization Plan

** No work proposed for basement in Master Plan. Basement plan shown for reference only.



BASEMENT



FILE
#16-067184

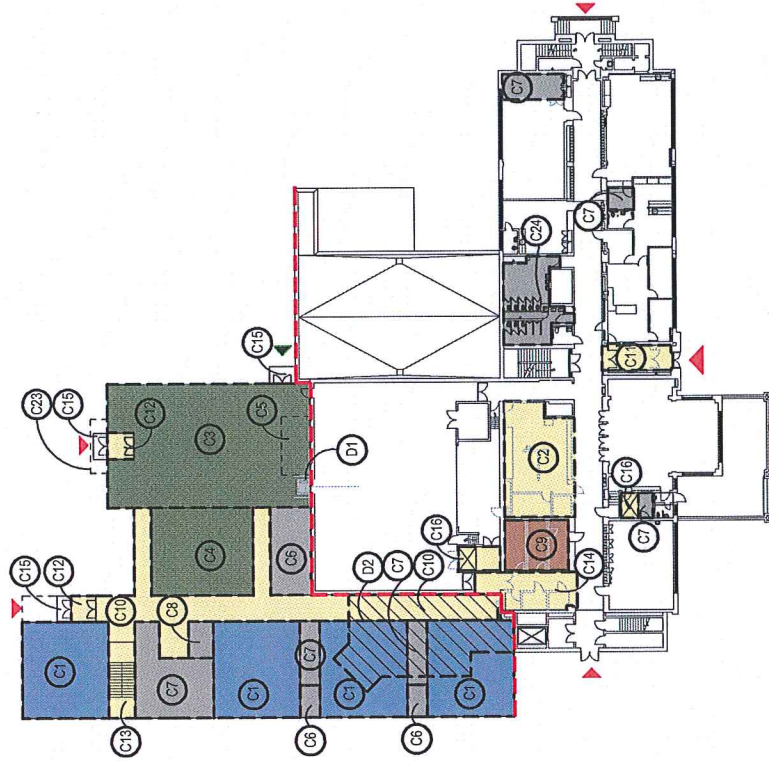
General Learning	Demolition / Removal
Science	New / Existing
Performing Arts	Property Line
Career & Tech Education	Main Entry
Media Center	Secondary Entry
Dining	Service Entry
Athletics	
Circulation	
Facilities Support	
Administration	
Art	

3100
4.1

Linwood Monroe Arts Plus - Lower Conceptual Utilization Plan

- Legend:**
- C1. Classroom(s) - New (3,960 SF)
 - C2. Arts Identity Flex Space - New (906 SF)
 - C3. Cafeteria - New (2,900 SF)
 - C4. Kitchen - New (1,062 SF)
 - C5. Install Overhead Door - Demo Exist Wall (572 SF)
 - C6. Storage - New (1,260 SF)
 - C7. Restroom - New (106 SF)
 - C8. Custodial Storage - New (380 SF)
 - C9. Conference Resource - New (1,800 SF)
 - C10. Corridor - New (210 SF)
 - C11. Secured Entry Sequence Remodel (157 SF)
 - C12. Entry Vestibule - New (235 SF)
 - C13. Stairwell - New (475 SF)
 - C14. Corridor Remodel (101 SF)
 - C15. New Stoop
 - C16. New Accessible Lift
 - C17. Art Classroom - New
 - C18. Flex Learning Space/Break-out - New
 - C19. Dance Classroom - New
 - C20. Drama Room - New
 - C21. Movable Acoustical Divider - New
 - C22. New Science Classroom
 - C23. Canopy - New (110 SF)
 - C24. Restroom - Remodel (520 SF)
 - D1. Demo Existing Movable Acoustical Divider (1,530 SF)
 - D2. Demo Portion of Building (One Story)

- General Learning
 - Science
 - Performing Arts
 - Career & Tech Education
 - Media Center
 - Dining
 - Athletics
 - Circulation
 - Facilities Support
 - Administration
 - Art
- Demolition / Removal
 - New / Existing
 - Property Line
 - Main Entry
 - Secondary Entry
 - Service Entry

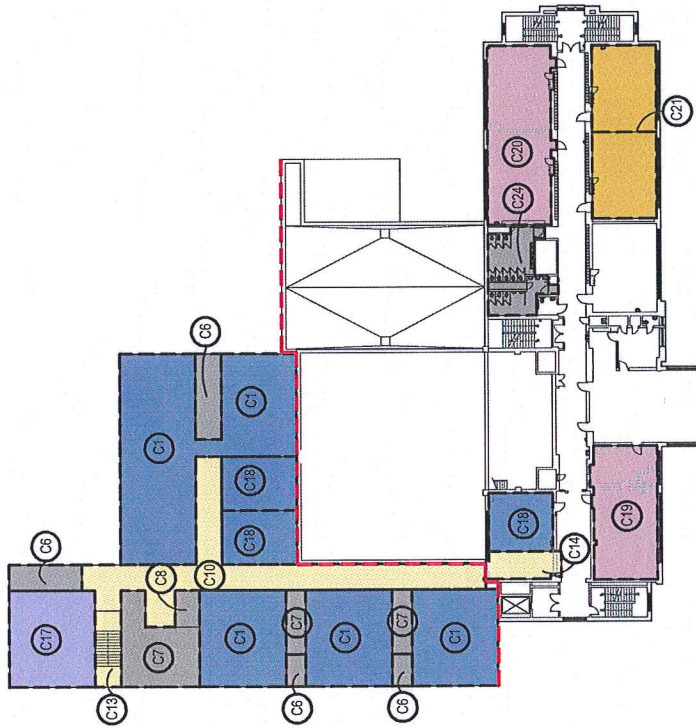


GROUND FLOOR

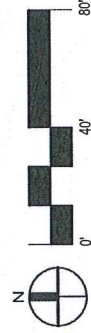


FILE
#16-067184
3100 4.2

Linwood Monroe Arts Plus - Lower Conceptual Utilization Plan



SECOND FLOOR



- Legend:**
- C1. Classroom(s) - New (5,846 SF)
 - C2. Arts Identity Flex Space - New
 - C3. Cafeteria - New
 - C4. Kitchen - New
 - C5. Install Overhead Door - Demo Exist Wall
 - C6. Storage - New (644 SF)
 - C7. Restroom - New (966 SF)
 - C8. Custodial Storage - New (106 SF)
 - C9. Conference Resource - New
 - C10. Corridor - New
 - C11. Secured Entry Sequence Remodel (1,787 SF)
 - C12. Entry Vestibule - New
 - C13. Stairwell - New
 - C14. Corridor Remodel
 - C15. Stoop - New
 - C16. Accessible Lift - New
 - C17. Art Classroom - New (990 SF)
 - C18. Flex Learning Space/Break-out - New (1,418 SF)
 - C19. Dance Classroom - New (1,022 SF)
 - C20. Drama Room - New (1,389 SF)
 - C21. Movable Acoustical Divider - New (22 LF)
 - C22. New Science Classroom
 - C23. Canopy - New
 - C24. Restroom - Remodel (520 SF)
 - D1. Demo Existing Movable Acoustical Divider
 - D2. Demo Portion of Building (One Story)

General Learning

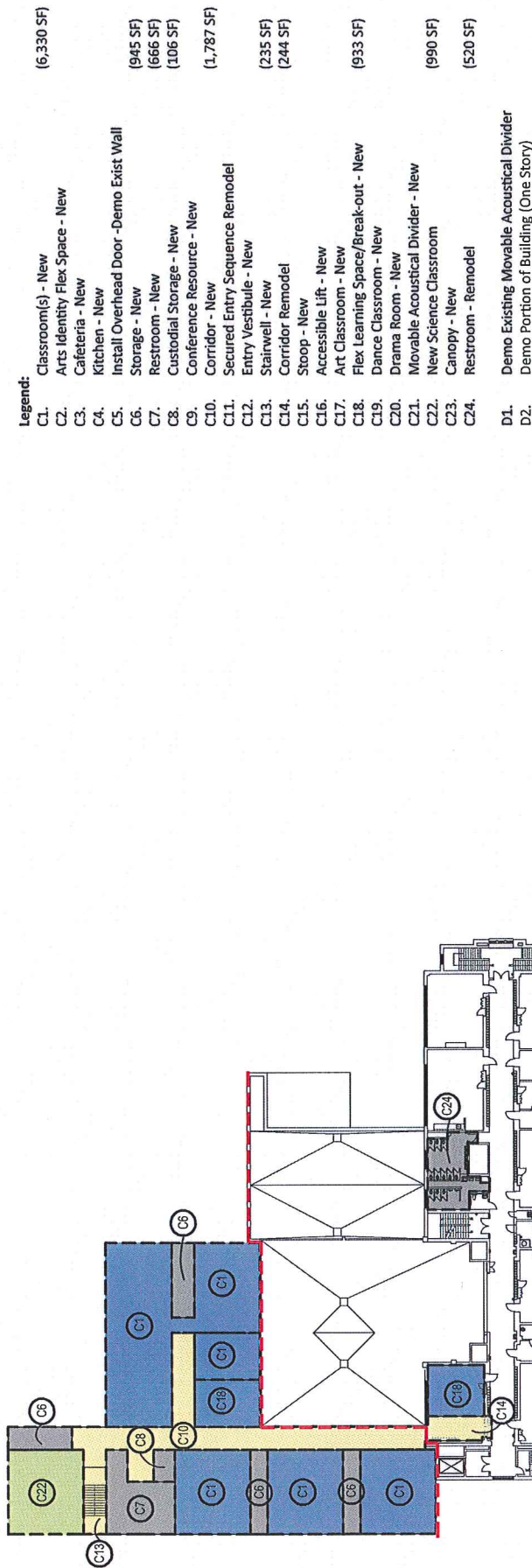
- Science
- Performing Arts
- Career & Tech Education
- Media Center
- Dining
- Athletics
- Circulation
- Facilities Support
- Administration
- Art

Demolition / Removal

- New / Existing
- Property Line
- Main Entry
- Secondary Entry
- Service Entry

FILE
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Linwood Monroe Arts Plus - Lower Conceptual Utilization Plan



- Legend:**
- C1. Classroom(s) - New (6,330 SF)
 - C2. Arts Identity Flex Space - New
 - C3. Cafeteria - New
 - C4. Kitchen - New
 - C5. Install Overhead Door - Demo Exist Wall (945 SF)
 - C6. Storage - New (666 SF)
 - C7. Restroom - New (106 SF)
 - C8. Custodial Storage - New
 - C9. Conference Resource - New
 - C10. Corridor - New (1,787 SF)
 - C11. Secured Entry Sequence Remodel
 - C12. Entry Vestibule - New
 - C13. Stairwell - New (235 SF)
 - C14. Corridor Remodel (244 SF)
 - C15. Stoop - New
 - C16. Accessible Lift - New
 - C17. Art Classroom - New
 - C18. Flex Learning Space/Break-out - New (933 SF)
 - C19. Dance Classroom - New
 - C20. Drama Room - New
 - C21. Movable Acoustical Divider - New (990 SF)
 - C22. New Science Classroom (520 SF)
 - C23. Canopy - New
 - C24. Restroom - Remodel
 - D1. Demo Existing Movable Acoustical Divider
 - D2. Demo Portion of Building (One Story)

	General Learning		Demolition / Removal
	Science		New / Existing
	Performing Arts		Property Line
	Career & Tech Education		Main Entry
	Media Center		Secondary Entry
	Dining		Service Entry
	Athletics		
	Circulation		
	Facilities Support		
	Administration		
	Art		



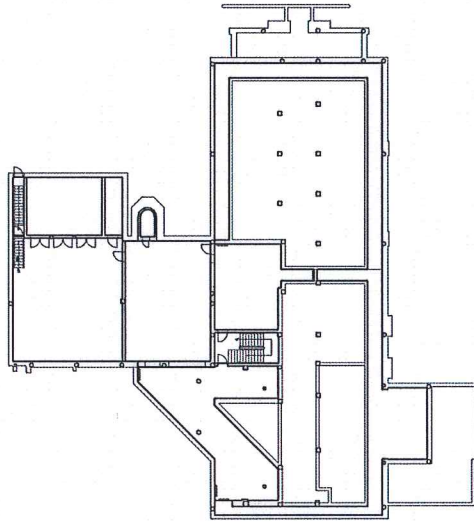
THIRD FLOOR

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Linwood Monroe Arts Plus - Lower Conceptual Construction Plan

** No work proposed for basement in Master Plan. Basement plan shown for reference only.

Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A					
B					
TOTAL					



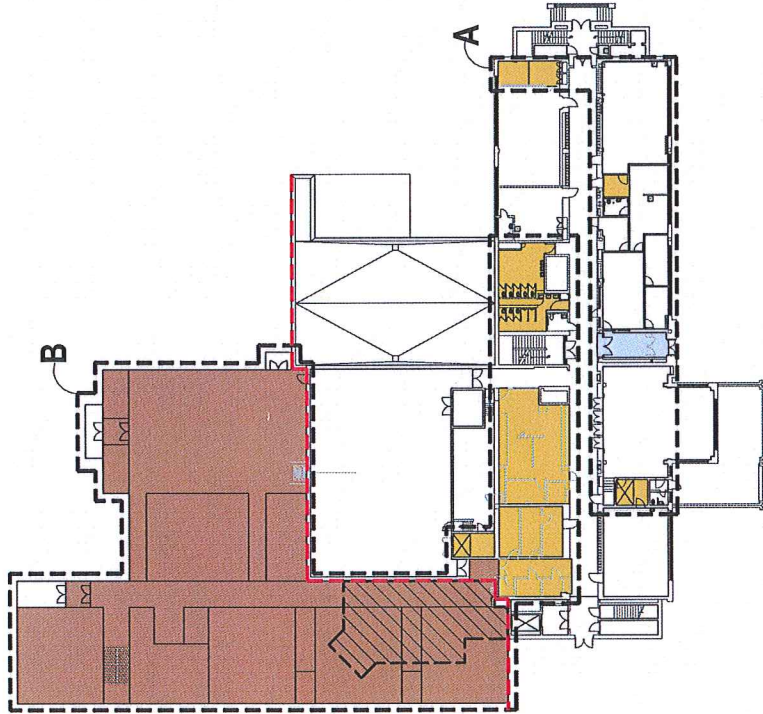
BASEMENT

Line Items	Unit	Lump Sum
Install Overhead Door		



3100 **5.1** FILE #16-067184

Linwood Monroe Arts Plus - Lower Conceptual Construction Plan



GROUND FLOOR



Demolition / Removal

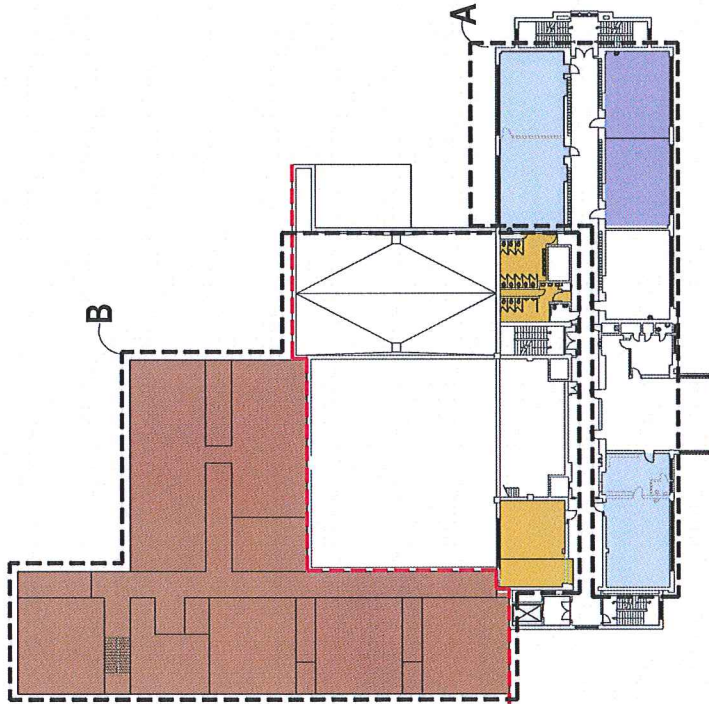
- Demolition / Removal
- New / Existing
- New Construction
- Heavy Remodel
- Medium Remodel
- Light Remodel
- Finishes Only
- No Work

Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A		346 SF		210 SF	
B	11,850 SF	2,242 SF			
TOTAL	11,850 SF	2,588 SF		210 SF	

Line Items	Unit	Lump Sum
Install Overhead Door	40 LF	

3100
5.2
#16-067184

Linwood Monroe Arts Plus - Lower Conceptual Construction Plan



Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A				2,410 SF	
B	11,558 SF	1,215 SF			
TOTAL	11,558 SF	1,215 SF		2,410 SF	

Line Items	Unit	Lump Sum
Movable Acoustical Divider	22 LF	

Demolition / Removal

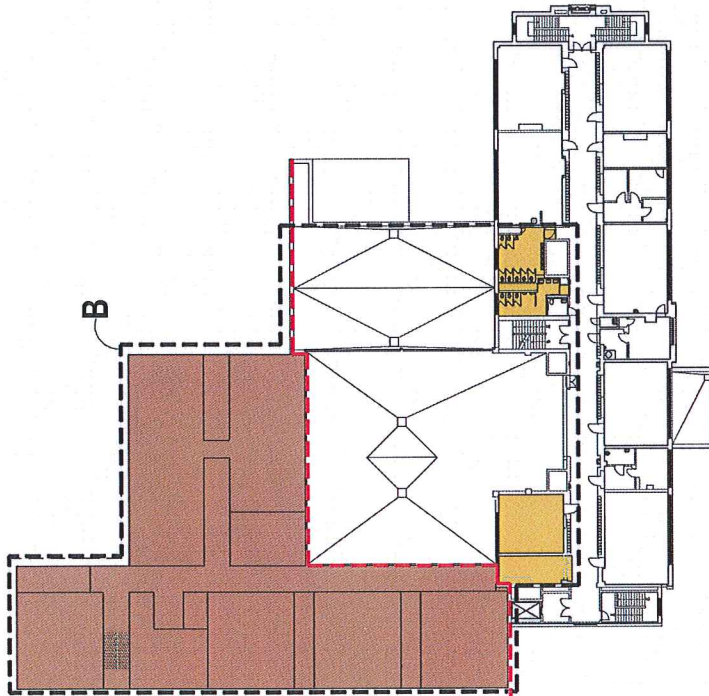
- Demolition / Removal
- New / Existing
- New Construction
- Heavy Remodel
- Medium Remodel
- Light Remodel
- Finishes Only
- No Work



SECOND FLOOR

FILE
#16-067184
3100 **5.3**

Linwood Monroe Arts Plus - Lower Conceptual Construction Plan

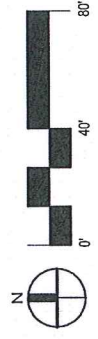


Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A					
B	11,558 SF	1,210 SF			
TOTAL	11,558 SF	1,210 SF			

Line Items	Unit	Lump Sum

Demolition / Removal

- Demolition / Removal
- New / Existing
- New Construction
- Heavy Remodel
- Medium Remodel
- Light Remodel
- Finishes Only
- No Work



THIRD FLOOR

3100 **5.4** #16-067184

ATTACHMENT "B"

APRIL 13, 2016

From: Nancy O'B <nancyobwagner@hotmail.com>
To: "jackie.turner@spps.org" <jackie.turner@spps.org>,
Cc: "Pryse, Becca" <beccap@ewald.com>, Jeanine Holden <jeanineschlink@gmail.com>
Date: 04/13/2016 04:22 PM
Subject: Linwood Neighborhood Concerns - Meeting Summary

FILE
16-067184

Hi Jackie,

Thanks for reaching out to us and requesting a meeting. It was good to meet with you, and we appreciate your efforts to find a solution for Linwood that the neighborhood can support.

As we discussed, our preferences are:

- 1) The preservation of as much open space as possible.
- 2) The removal of the driveway/alley, parking lot, and curb cut on the Fairmount side. We believe most neighbors would prefer a variance for on-street parking.
- 3) Limiting the building's lot coverage to what is allowed under city code. We suggest this can be accomplished by building up within the existing footprint of the building, over what appears to be the gym and historic coal shed.
- 4) To not host ECFE classes on the site - nor to build that capacity into the building.
- 5) To limit the height of the building as much as possible, ideally within the code requirements. (Note - we did not discuss this, but I meant to.)
- 6) We are sympathetic to the reasoning behind moving the Pre-K students. We do not believe the shift of fourth grade is necessary.
- 7) We draw your attention to the fact that increasing the student population on what is the smallest campus of any elementary in Area F will build inequity into the school by creating a higher density that does not align with the norm for other schools. (See attachment.)

As discussed, we are willing to speak at the beginning of the presentation on the 21 to help set a tone of civility. We strongly encourage you to direct your design team to present an alternative plan that resolves the concerns included in this email.

Thank you,

Nancy O'Brien Wagner
Co-Chair of Linwood Neighborhood Friends: Preserving our Shared Green Spaces

FILE
#16-007184

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Variance Request - Attachment C

Submittal Date: January 9, 2017
Project: Linwood Monroe Arts Plus Elementary School Addition and Remodel
Subject: Response to Neighbors Concerns

References:

- Attachment B - Email- Linwood Neighbors' Concerns-Meeting Summary (April 13, 2016)
 - Refers to desired changes to Attachment D.
- Attachment D - "Withdrawn Variance Site Plan" (March 21, 2016)
- Attachment E - "Revised Variance Site Plan" (January 9, 2017)

Coding:

- **Red-** Neighbors' primary concerns are listed in red (see: Attachment B)
 - Refers to desired changes to Attachment D
- **Black-** Design response reflected in current Variance Submittal (see: Attachment E)

Background:

This represents our response to each of the neighbors' original 7 concerns. We have vastly alleviated either all or in part these concerns through site re-design efforts over the last two and a half months. Neighbor engagement has included a presentation and discussion with smaller groups made up of the larger school and neighborhood community as well as the establishment of a working group by the Summit Hills Association that includes the Architect, Parents, Neighbors and Administrators as well as SHA board members.

- 1) "The preservation of as much open space as possible."
 - a. Design Response
 - i. Lot Coverage
 1. Reduced our original lot coverage request from **44.3%** to **38.5%** by removing the antiquated boiler and coal rooms and shifting the parking and building mass.
 - ii. Expanded North Total Play Area (Playground, Sport Court and Playfield)
 1. Moved the north edge of the addition 15'-0" and moved the side walk 2'-0" for a total of 17'-0" additional.
 2. Pulled back the east edge of building 2'-8"
 - a. We attempted to pull this east edge back even further, but a more in-depth code review required another exit stair at this corner of the building.
 - iii. Total Play Area Comparison
 1. Existing Play Area
 - a. 25,980 SF
 2. Withdrawn Variance Play Area (March 21, 2016)
 - a. 11,383 SF
 3. Revised Play Area (January 9, 2017)

- a. 23,217 SF
 - b. Net decrease of 10.6% from existing.
 4. The outdoor space available on the north side now extends roughly 80 feet from the sidewalk to the addition – plenty of room to implement a new, safe, and accessible playground as well as a U8 soccer field and hard-surface play area with basketball hoops.
 5. Additionally, a new KaBOOM playground was recently donated and constructed by the Vikings and Toro in the front of the building.
 - a. This will be dedicated to the younger students Pre-K – K age separate from the new North-side playground after it is constructed. This age separation is recommended in the MDE guidelines for elementary play areas.
 - b. The new playground is located where the original school first had a playground on the site.
- 2) *“The removal of the driveway/alley, parking lot, and curb cut on the Fairmount side. We believe most neighbors would prefer a variance for on-street parking.”*
 - a. Design Response
 - i. Removed the curb cut and driveway to Fairmont entirely.
 - ii. Removed existing boiler and coal rooms.
 - iii. More play areas for the children of the neighborhood and the school.
 - iv. Safer access and maneuvering of service vehicles.
 - v. Required parking counts achieved without a variance for parking in front yard.
 - vi. ADA parking access to north door.
- 3) *“Limiting the building's lot coverage to what is allowed under city code. We suggest this can be accomplished by building up within the existing footprint of the building, over what appears to be the gym and historic coal shed.”*
 - a. Design Response
 - i. Reduced our original lot coverage request from **44.3%** to **38.5%** by removing the antiquated boiler and coal rooms and shifting the parking and building mass; however, we cannot accommodate the schools educational needs within the 35% lot coverage of the R4 district.
 - ii. See further explanation for ground-floor program information that drives much of the lot-coverage need in “CRITERIA 4” explanation of the “Variance Request 1” description.
- 4) *“To not host ECFE classes on the site - nor to build that capacity into the building.”*
 - a. Design response
 - i. SPPS has agreed to remove ECFE from this site and keep them at the Monroe Building.
 - ii. ECFE will no longer be accommodated in the Linwood School, which also contributed to our ability to further reduce the lot coverage.
- 5) *“To limit the height of the building as much as possible, ideally within the code requirements. (Note we did not discuss this but meant to)”*
 - a. Design response
 - i. Parapet height

1. Based on a detailed survey of the property, we reduced our height variance request from 50' to 47'
 2. The parapet height of the Addition will match the existing parapet height of the original 1922 building.
 - ii. Penthouses
 1. Mechanical penthouses are set back from the primary facades to reduce their appearance and per the zoning code do not count in building height calculations.
 2. New mechanical penthouse will not be taller than the existing mechanical penthouse.
 - iii. Floor heights
 1. In order to facilitate accessibility and adequate mechanical spaces, the Floor heights of the Addition will match the existing building.
 - iv. Elevations
 1. New elevations have been shared with the neighbors to show the actual building heights at each corner of the lot relative to the proposed grade. In addition, the elevations indicate the variance height request measured from existing average grade.
- 6) *"We are sympathetic to the reasoning behind moving the Pre-K students. We do not believe the shift of fourth grade is necessary."*
 - a. SPPS Response
 - i. Moving 4th grade to Monroe School will adversely affect three full grade levels by forcing them into undersized classrooms rather than equitably sized instructional space. If 4th grade were to stay at the Monroe Middle School campus, grades 4, 5 and 6 would all suffer from undersized classrooms due to the available space and modifications needed for right-sizing the classrooms.
 - ii. Longer terms of relationships with peers and adults sustained by keeping elementary age groups together in the same facility promotes greater cognitive health for long term social, emotional and cognitive development.
 - iii. Sustainability of programming and additional opportunities come with the economies of scale.
 1. The renovation of this school is inextricably linked to the renovation of the Middle School campus at LMAP for equitably sized classrooms across all grades Pre-K through 8.
 - iv. This is one request of the neighbors (moving 4th grade out of the elementary school proposed plan) that SPPS cannot meet.
- 7) *"We draw your attention to the fact that increasing the student population on what is the smallest campus of any elementary in Area F will build inequity into the school by creating a higher density that does not align with the norm for other schools."*
 - a. Response
 - i. Interior instructional space is a higher priority than outdoor space for the school district since 94% of the school day is spent indoors and only 6% outside.
 1. Approximately 423 students are expected with the addition. The maximum capacity of the school will be approximately 457 students.
 - a. The increased population of the school will only be between 9% and 18% more than the highest enrollments that have been experienced

- at this location in recent years. Furthermore, historic high enrollments were significantly higher than the enrollment for which the building renovation and addition is designed.
2. For the current enrollment in the existing building, the Linwood School provides 12% less space per student than the district average for elementary schools.
 - a. The proposed addition and projected enrollment would provide Linwood students 2% more space per student than the district average for elementary schools.
 3. Classrooms sizes after the addition and renovation will meet standards for the projected and allowed number of students per grade.
 - a. Space for student services will also meet standards.

ATTACHMENT "D"

MAR 21, 2016

UHB
 architects & design, inc.
 21117 Oakwood Avenue South
 Minneapolis, Minnesota 55409
 www.uhb.com

Project Contacts:
 UHB: Mark F. Rydholm
 Email: mark.rydholm@uhb.com
 Phone: 612.534-4405

Client:
 St. Paul Public Schools, District 655
 550 North Washington Street
 St. Paul, MN 55102

Project Manager:
 Triph Teubner
 Email: triph.teubner@spk.org

Legal Description:
 Lot 10, 11, 12, 13, 14, 15, 16, 17, 18 of Block 2, Subdivision No. 36498, City of Summit Park Addition to St. Paul, Ramsey County, Minnesota.

Site Plan:
 Summit Hill Addition
 Helena Street
 PI 851-025-1252

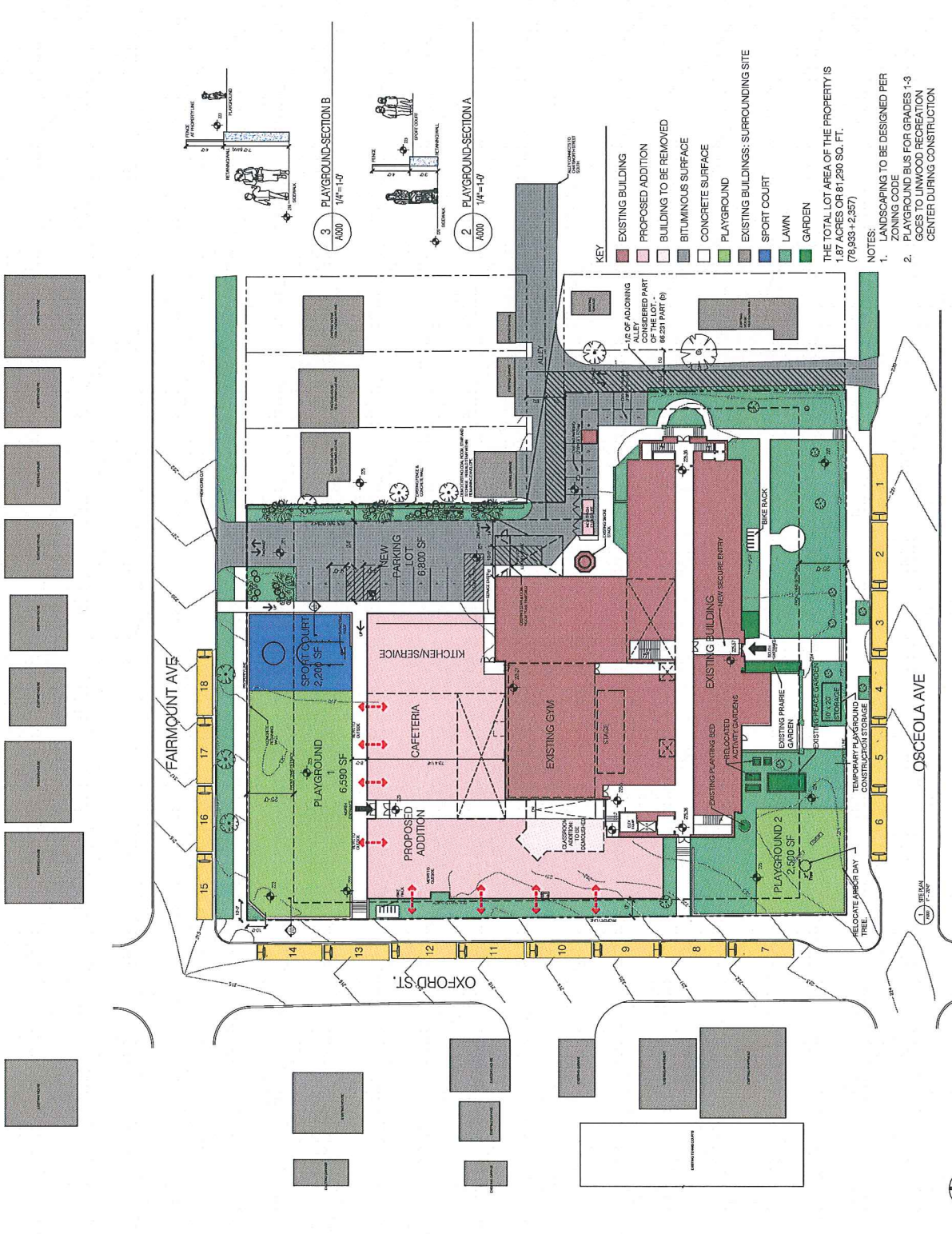
KEY

- EXISTING BUILDING
- PROPOSED ADDITION
- BUILDING TO BE REMOVED
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PLAYGROUND
- EXISTING BUILDINGS; SURROUNDING SITE
- SPORT COURT
- LAWN
- GARDEN

NOTES:

- LANDSCAPING TO BE DESIGNED PER ZONING CODE
- PLAYGROUND BUS FOR GRADES 1-3 GOES TO LINWOOD RECREATION CENTER DURING CONSTRUCTION

THE TOTAL LOT AREA OF THE PROPERTY IS 1.87 ACRES OR 81,290 SQ. FT. (78,939 + 2,357)



Schematic Design
 March 01, 2016

Linwood Monroe - Lower School
 1005 Osceola Ave
 Project: 2015022_MALD

Drawings Issued	Date

Scale: 1/8" = 1'-0"

116

20671894

OLD

Registration Number: Mark F. Rydholm

ATTACHMENT "E"

Jan 9, 2017

UHB architecture & design, inc.
 2009 Aldrich Avenue South
 Suite 100
 Minneapolis, Minnesota 55408
 T | 612-370-2538
 www.uhbd.com

Project Contacts
 Project Manager:
 Eric S. Moore, Sr., Assoc. AIA, LEED AP
 E.S.Moore@uhbd.com
 www.uhbd.com

Project Architect
 Mike Golin, AIA
 C | 612-370-1400
 M | 612-370-1400
 www.uhbd.com

Project Owner
 St. Paul Public Schools, District #65
 300 Constance St.
 St. Paul, MN 55102
 Project Manager:
 Erin Trebing
 C | 651-744-1615
 E.Trebing@spisps.org

Legal Description
 Lots 19, 20, 21, Lot 22 across the East
 22 feet thereof and related alley as it
 appears on the plat of the subdivision
 known as the subdivision of
 SAMUEL B. PIERCE ENLARGEMENT
 OF SUMMIT PARK ADDITION TO ST.
 PAUL, Ramsey County, Minnesota.

St. Paul Planning District
 Summit Hill Association
 Mellen Street
 St. Paul, MN 55102
 T | 651-252-1222

Variance Documents

January 9, 2017

Linwood Monroe - Lower School
 32 Fairmount Ave
 St. Paul, MN
 Project: 201502_ILMCO

Drawings Issued

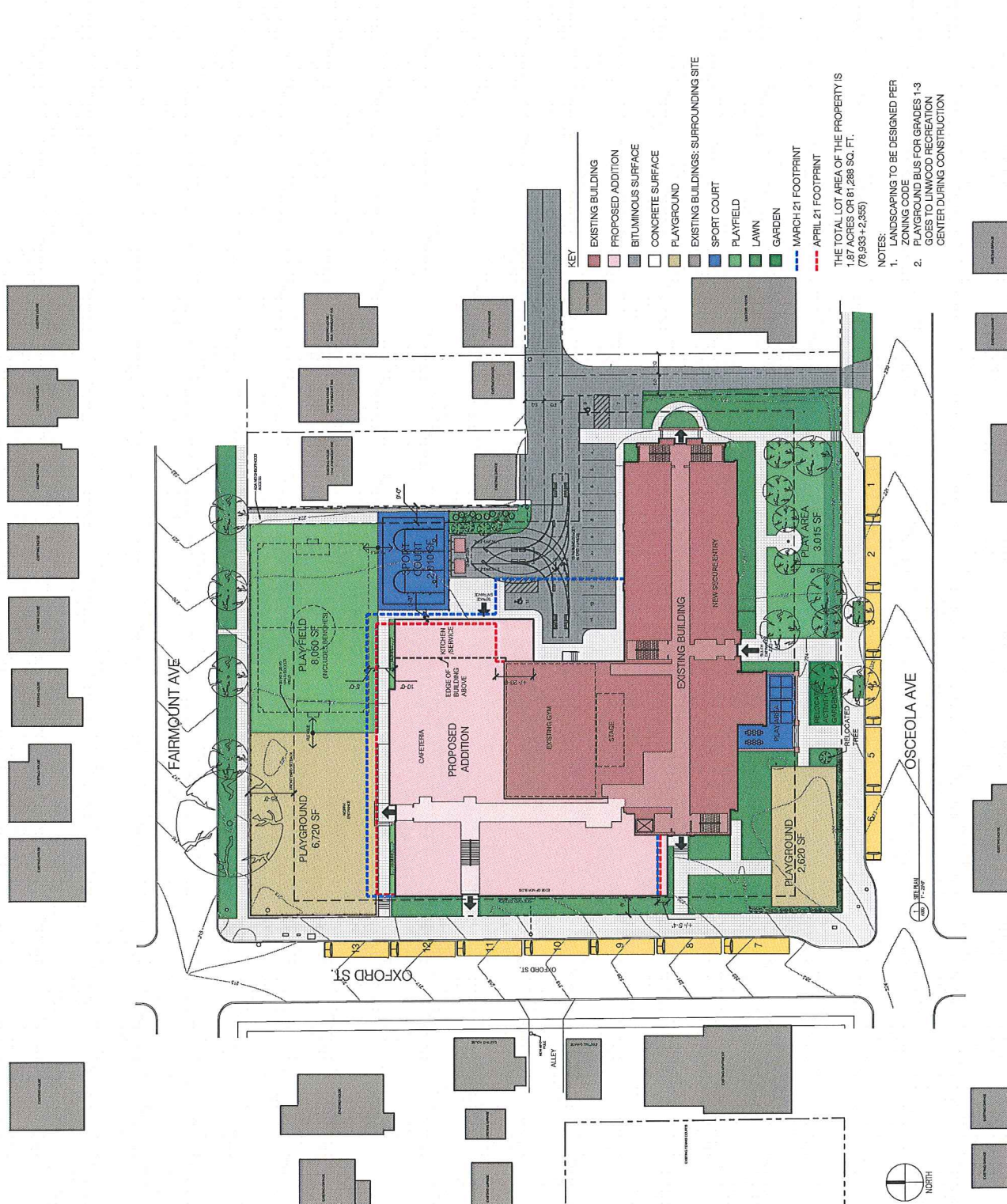
Date

Handy: verify that the work is completed in accordance with the approved plans and specifications and that the work is in accordance with the approved plans and specifications.

Signature: _____
 Printed Name: _____
 Registration Number: _____
 SITE PLAN

A000

181514
 06/18/17



- KEY**
- EXISTING BUILDING
 - PROPOSED ADDITION
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - PLAYGROUND
 - EXISTING BUILDINGS; SURROUNDING SITE
 - SPORT COURT
 - PLAYFIELD
 - LAWN
 - GARDEN
 - APRIL 21 FOOTPRINT
 - MARCH 21 FOOTPRINT

THE TOTAL LOT AREA OF THE PROPERTY IS 1.87 ACRES OR 81,288 SQ. FT. (78,833 + 2,355)

NOTES:

- LANDSCAPING TO BE DESIGNED PER ZONING CODE
- PLAYGROUND BUS FOR GRADES 1-3 GOES TO LINWOOD RECREATION CENTER DURING CONSTRUCTION



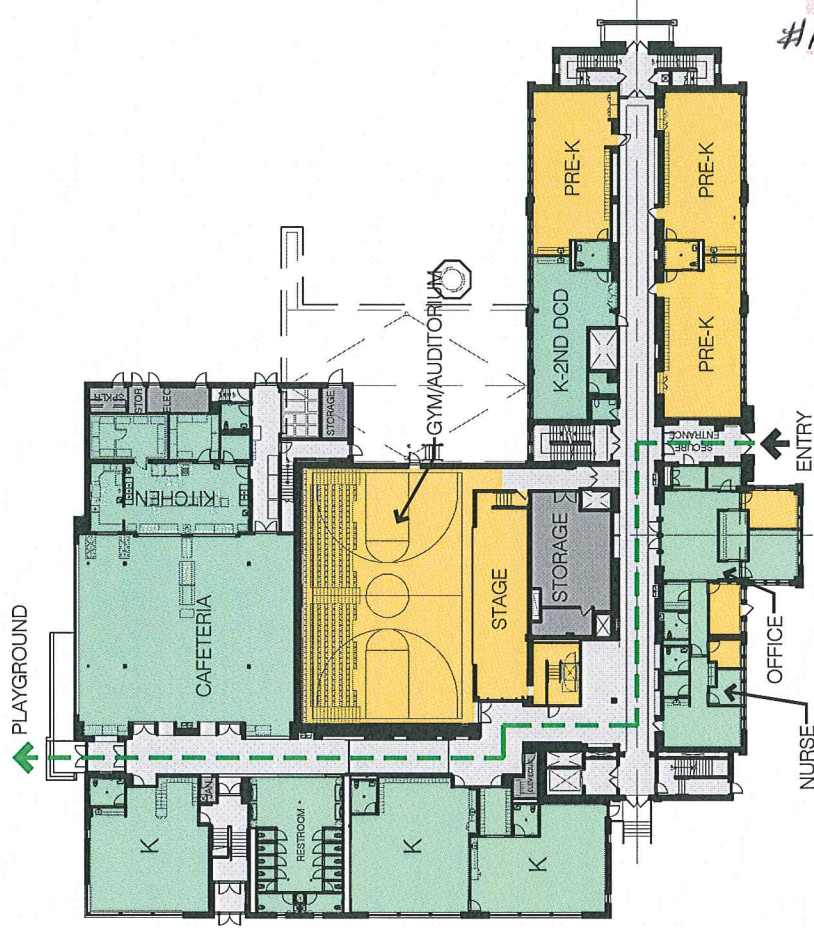
CONFORMANCE W/ SPPS EDUCATIONAL ADEQUACY ASSESSMENT (EAA) GUIDELINES.

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	DOES NOT MEET OTHER STANDARDS
	IMPROVED
	MEETS STANDARDS
	NO ESTABLISHED STANDARDS
	DEFICIENT CIRCULATION
	IMPROVED CIRCULATION



Existing First Floor

ATTACHMENT "F"
January 9, 2017









Proposed First Floor

FILE
#16-067184

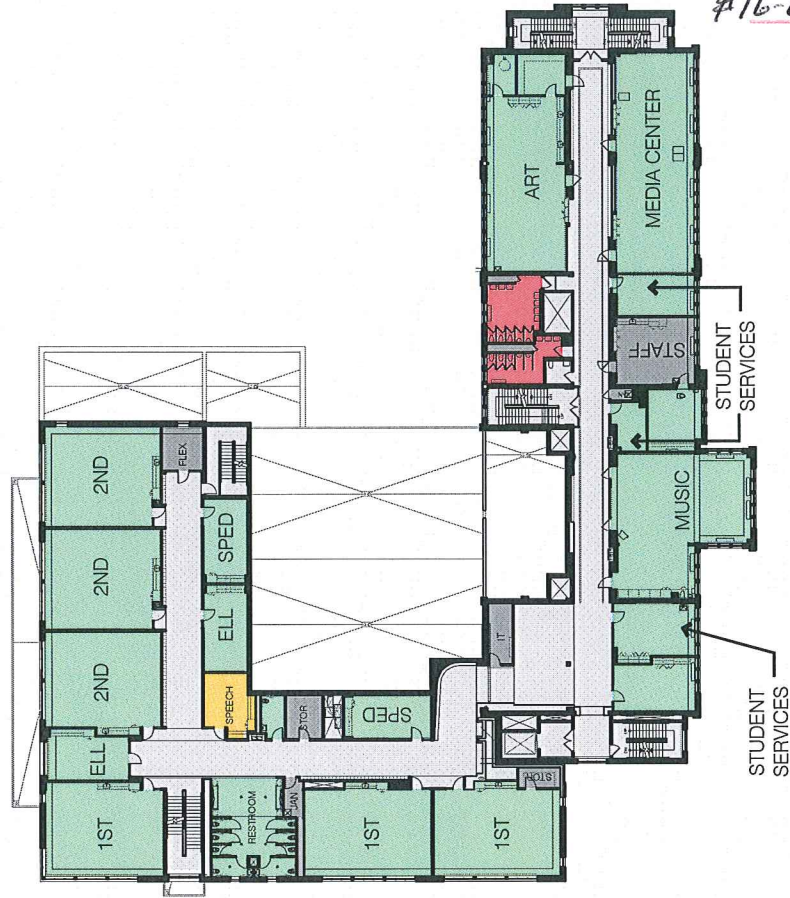
First Floor Adequacy Assessment

CONFORMANCE W/ SPSS EDUCATIONAL ADEQUACY ASSESSMENT (EAA) GUIDELINES.

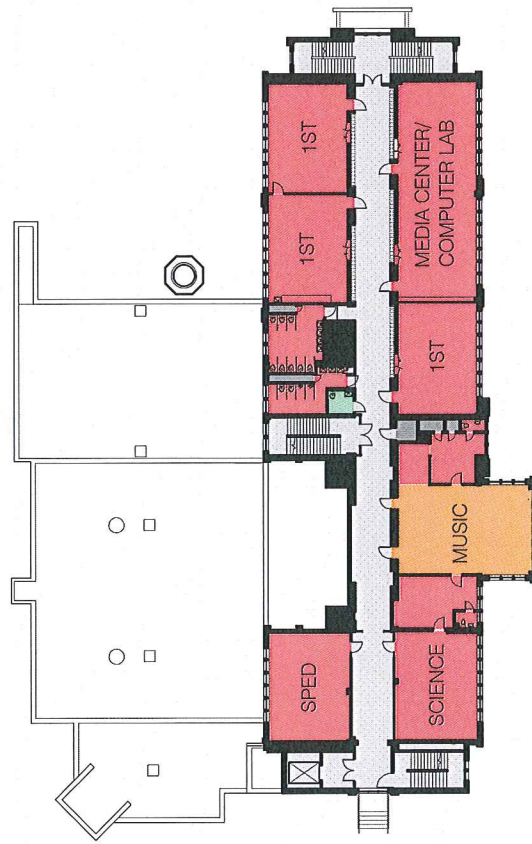
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	MEETS STANDARDS
	NO ESTABLISHED STANDARDS
	DEFICIENT CIRCULATION
	IMPROVED CIRCULATION

ATTACHMENT "F"
January 9, 2017

FILE
#16-067184



Proposed Second Floor



Existing Second Floor

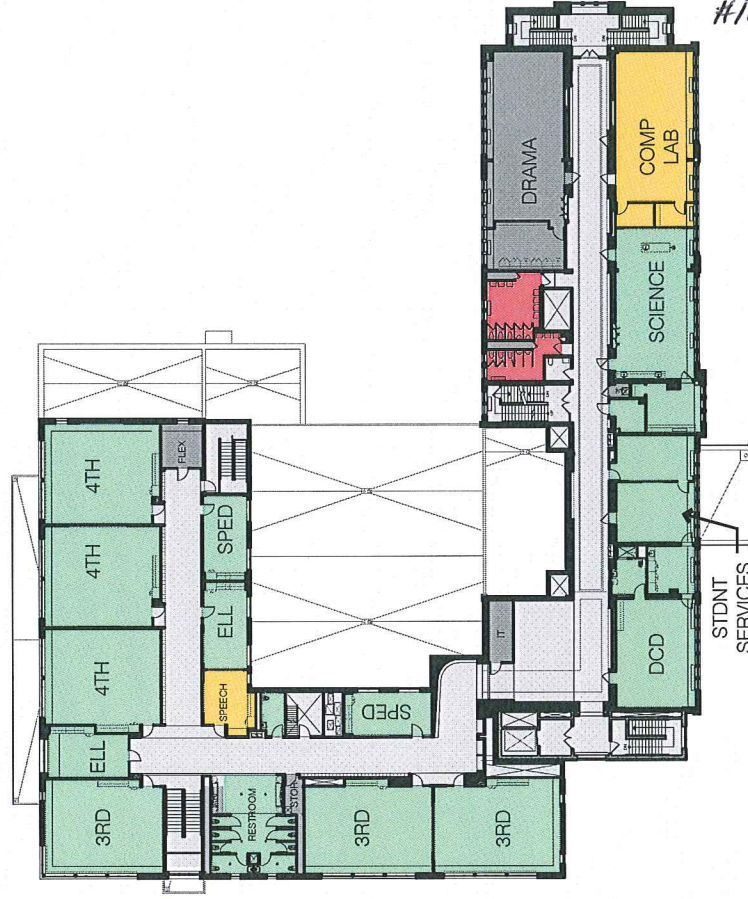
Second Floor Adequacy Assessment

CONFORMANCE W/ SPPS EDUCATIONAL ADEQUACY ASSESSMENT (EAA) GUIDELINES.

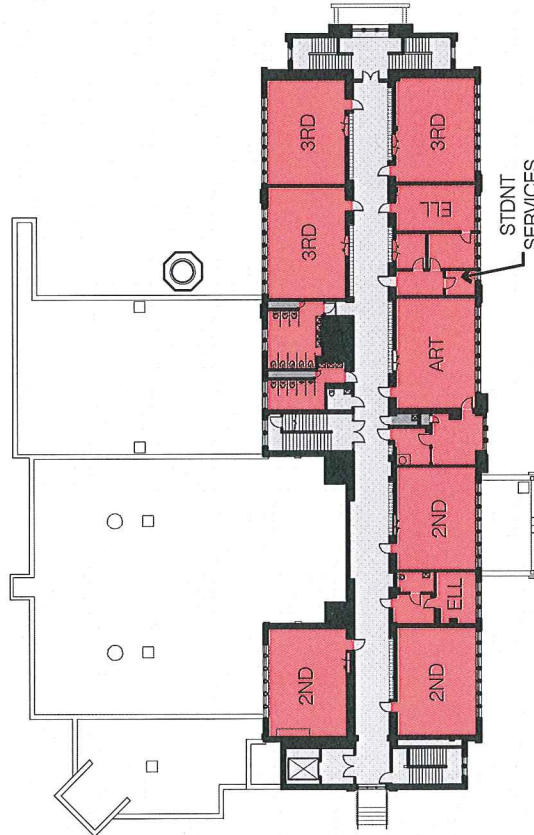
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	DOES NOT MEET OTHER STANDARDS
	IMPROVED
	MEETS STANDARDS
	NO ESTABLISHED STANDARDS
	DEFICIENT CIRCULATION
	IMPROVED CIRCULATION

ATTACHMENT "F"
January 9, 2017

FILE
#16-067184



Proposed Third Floor



Existing Third Floor

Third Floor Adequacy Assessment

FILE

16-067184

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ATTACHMENT "G"

Jan 9, 2017

UHB Architecture & Design, Inc.
 2305 Alford Avenue South
 Suite 100
 Minneapolis 55419
 T | 612.537.5234
 www.uhb.com

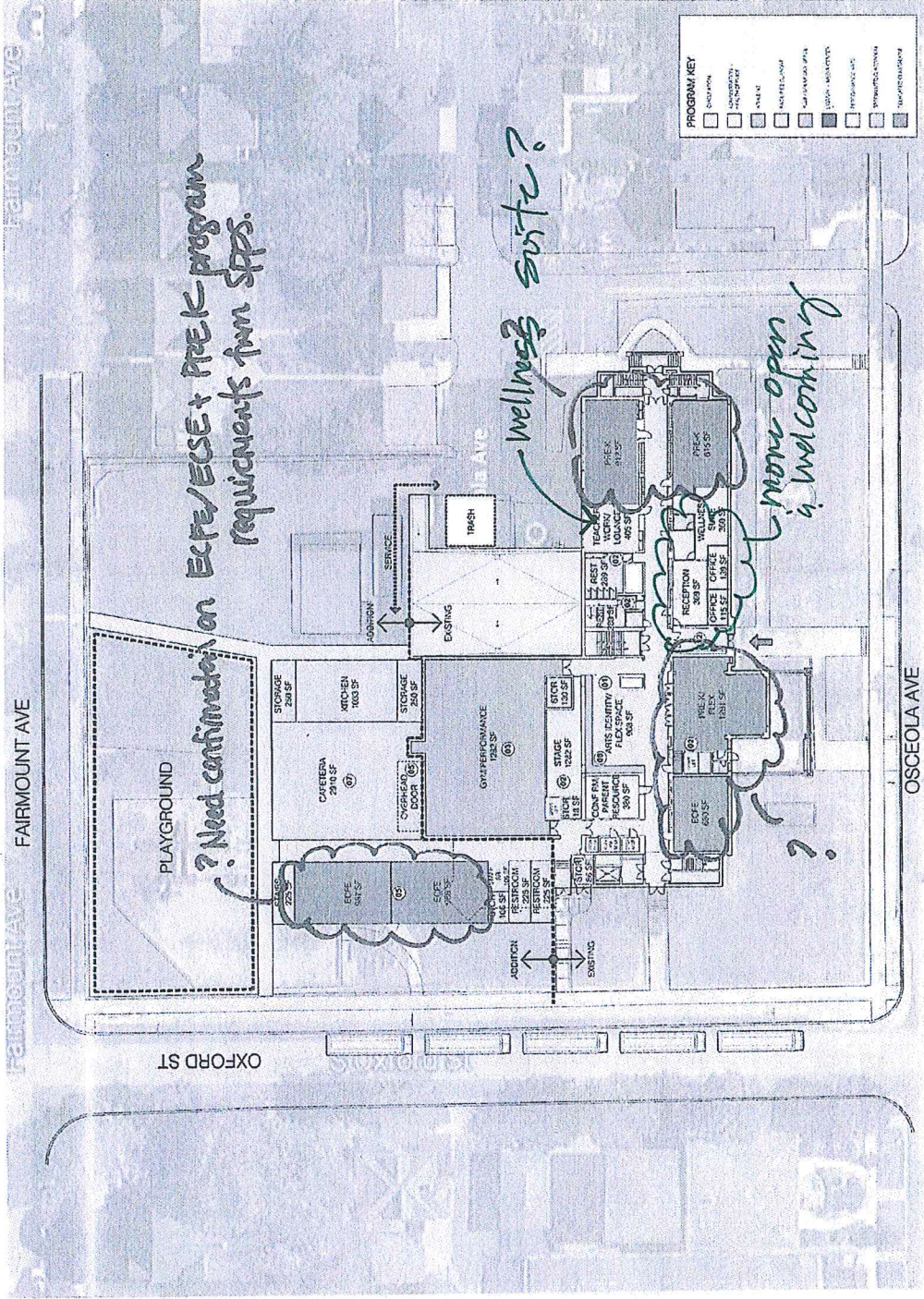
Project Contacts
 Project Manager: Erik Sorenson, Sr. Assoc. AIA, LEED AP
 C | 612.537.5234
 esorenson@uhb.com
 Project Architect: Nick Golin, AIA
 C | 612.534.1405
 ngolin@uhb.com

Project Owner
 Lower Monroe School, District 625
 300 Cochran St.
 St. Paul, MN 55102

Project Manager:
 C | 612.537.5234
 C | 612.537.5234
 erik.sorenson@uhb.com

Legal Description
 Lots 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 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3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4

MASTER PLAN PROPOSAL



FILE
#16-067184

2023 South Ave. Suite 500
St. Paul, MN 55108
761-830-2338
www.spsppa.com

SCALE 1/8" = 1'-0"
N
UB

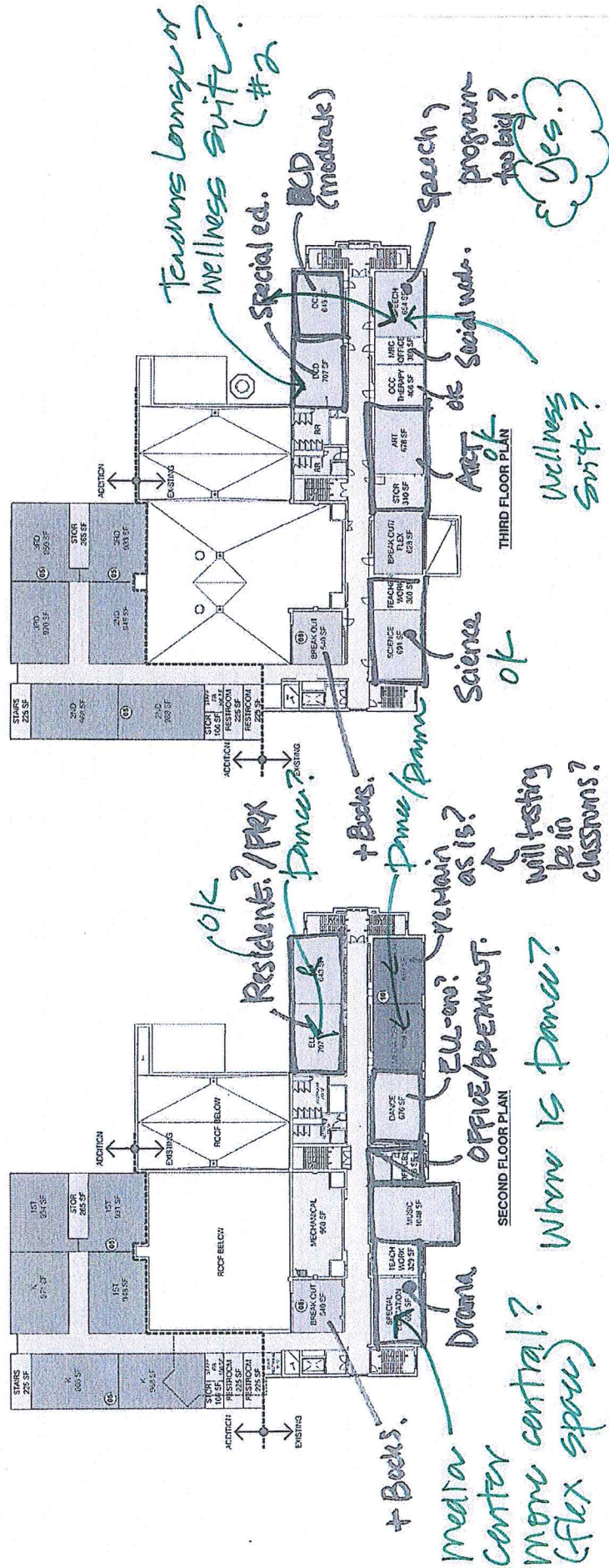
FIRST FLOOR PLAN

LINWOOD MONROE ARTS PLUS (LINWOOD CAMPUS)
1023 Osceola Avenue
Saint Paul, Minnesota 55105

SAINT PAUL FACILITIES MASTER PLAN - PHASE III
CREATIVE ARTS GROUP 1 - WORKSHOP #2
MAY 2, 2015



ATTACHMENT "A" - WORKSHOP 2 NOTES



FILE
#16-067184

2000 University Avenue, Suite 100
Minneapolis, Minnesota 55405
www.saintpaul.org
55404-1000 Saint Paul, MN

UB
SCALE: 1/8" = 1'-0"
DATE: 5/2/2015

LINWOOD MONROE ARTS PLUS (LINWOOD CAMPUS)
1023 Osceola Avenue
Saint Paul, Minnesota 55105

SAINT PAUL FACILITIES MASTER PLAN - PHASE III
CREATIVE ARTS GROUP 1 - WORKSHOP #2
MAY 2, 2015



Linwood Monroe Arts Plus - Lower

Project Summary:

Spanning a child's first classroom experience all the way through middle school, Linwood Monroe Arts Plus lays a foundation for creativity and exploration in the arts. Accelerated classes, leadership experiences, athletics and after-school programs support young adults as they step into new responsibilities and challenging academics. Our artist-in-residence programs enlist diverse voices and talents; students may learn flamenco dancing, Taiko drumming, poetry and more.

The Linwood building was originally constructed in 1922 at 32,982 square feet. Later additions were completed in 1924, 1966, 1996 and 2004. It is now 48,378 square feet.

The main considerations at Linwood Lower involve the absorption of a number of pathways from Linwood Upper while at the same time retaining all of their current pathways. ECFE/ECSE/Pre K and now 4th grade will all move to this location which will require an addition. The addition must include all the required classrooms but also depends on creative ways to blend the gym/performance/cafeteria spaces spatially.

The gym space is important due to the physical needs of the ECSE children, the attending resident artists (a few times a year the school hosts resident artists who set up in the gym) as well as the more traditional uses of the gym for playtime and physical education classes. The performance space gets significant use each week for both practice and small and large performances and must accommodate all scenarios effectively. Currently the cafeteria and gym are shared and acoustically inappropriate for the multiple uses. With the addition of the younger children and 4th grade, designing a space for all children to break for a lunch efficiently and without interruption is critical.

Linwood Lower also is a DCD magnet school – where many children with developmental and cognitive delays have support and special education classes. Due to this, accessibility throughout the school is important. Sensory areas on each floor should be included as well as a possible larger sensory area in the gym. The two DCD rooms for severe and mild cases should have easy access to the nurse, administration and the main entrance.

Other considerations include improving entrance security, including a breakout space on each floor for staff, re-designing the playground based on the addition, increasing openness and natural light and ensuring that the new design for the facility understands and accentuates that "Arts is the Heart" of Linwood Lower.

Top 10 Site Identified Priorities

1. Integration of ECFE/ECSE/Pre K
2. Integration of 4th grade
3. Gym Space Requirements (residents, gym, ECSE, sensory area)
4. Performance Space Requirements (inadequate space that serves multiple programs)
5. Cafeteria Requirements and separate from gym/performance (inadequate space that serves multiple programs)
6. Arts as the "Heart of the Building" (not immediately apparent Linwood Lower is an Arts magnet school)
7. Accessibility throughout school (inaccessible areas that have not been updated to meet ADA)
8. Severe DCD on main level (DCD school for the area with inadequate accessibility)
9. Sensory rooms on each floor (lack of sensory areas for kids)
10. Each floor to have a breakout/bookroom for teachers (lack of dedicated space for small groups)
11. Increase "Openness" throughout
12. Security at entrance



Grade Levels: PreK-4
SY 2014/15 Enrollment: 293
High Poverty: No
Design Enrollment: 370
SY 2024/2025 Enrollment: (Forthcoming by SPPS)

Disclaimer: As per conversation with St. Paul Public Schools, 4th grade was added to the dynamic program. The design enrollment numbers are not reflective of adding 4th grade to the dynamic program.

3100
1

FILE
#16-067184

ATTACHMENT "H" - EXSTING

January 9, 2017

UHB Architecture & design, Inc.
 2009 Adolph Avenue South
 Suite 100 Minneapolis, MN 55408
 T 1 (612) 470-2338
 www.uhb.com

Project Contacts
 Project Manager: Edie Seppala, Sr. Assoc. AIA, LEED AP
 edie.seppala@uhb.com
 Project Architect: Nate Golin, AIA
 nate.golin@uhb.com

Project Owner
 St. Paul Public Schools, District #25
 300 Colburn St. St. Paul, MN 55102
 Project Manager: C1 (612) 744-1815
 trish.trebing@spis.org

Legal Description
 Lots 10 Thru 20, Lot 21 except the East 22 feet thereof and located along the East Side of the intersection of the intersection of SAMUEL B. PIECES ENLARGEMENT OF SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

St. Paul Planning District
 Summit Hill Association
 Norm Sloan
 7101 625 1222

Variance Documents
 January 9, 2017

Linwood Monroe - Lower School
 Project No. 16-067184
 St. Paul, MN, USA
 Project: 201 0002_LMKD

Drawings Issued	Date

Notes: 1. All drawings are to be read in conjunction with the project description and the project location. 2. All drawings are to be read in conjunction with the project location. 3. All drawings are to be read in conjunction with the project location.

Signature: Mark A. Bergman
 Registration Number: 23843

Sun Study - EXISTING

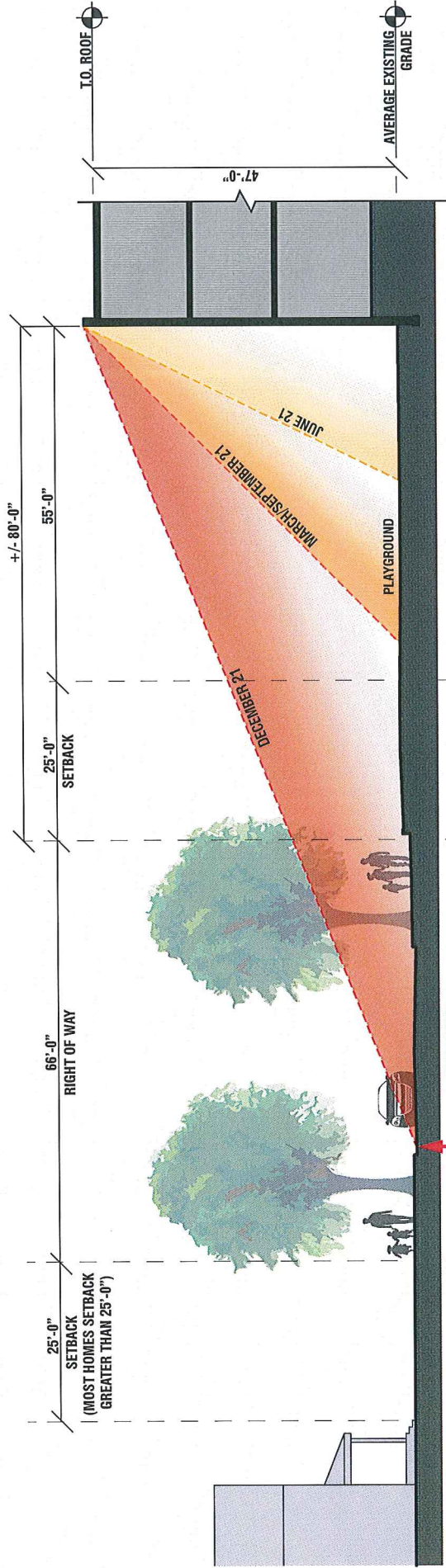
EXIST



#16-067184

SECTIONAL SHADOW COMPARISON

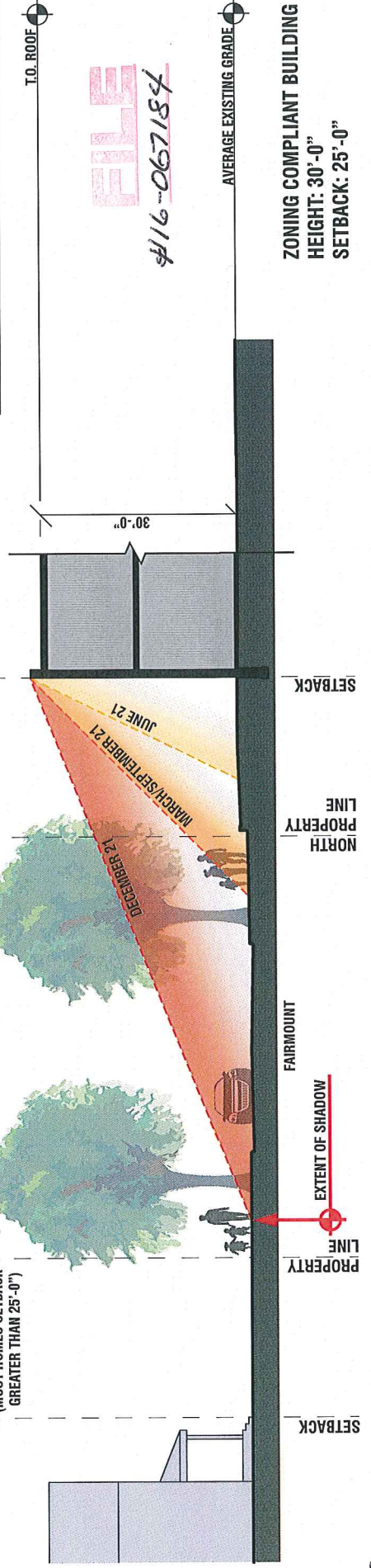
ATTACHMENT "I"
JUNE 8, 2016



PROPOSED SCHOOL ADDITION
HEIGHT: 47'-0"
SETBACK: +/- 80'-0"

NOTES:

1. SECTION CUT THROUGH NORTH EDGE OF PROPERTY AT FAIRMOUNT AVE.
2. SHADOWS SHOWN AT NOON.
3. TREES NOT INCLUDED IN SHADOW STUDY



ZONING COMPLIANT BUILDING
HEIGHT: 30'-0"
SETBACK: 25'-0"

Fill
#16-067184

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Variance Request - Attachment J

Submittal Date: January 9th, 2017
Project: Linwood Monroe Arts Plus Elementary School Addition and Remodel
Subject: Response to "Summit Hill/ District 16 Neighborhood Plan" - 2005

References:

- Summit Hill/ District 16 Neighborhood Plan –March 18, 2005
- **Red** text taken directly from the Neighborhood Plan.

Eight Planning and Development Principals:

General: The Neighborhood Plan establishes the following eight criteria that all implementation strategies should be measured against.

- *All individuals and interest groups communicate openly as stakeholders and stewards in charting Summit Hill/ District 16's evolution as a sustainable neighborhood.*
 - Since the previous variance application which was withdrawn, neighbors and other community members have given input on the proposed project that has led to an improved design. Before the previous variance, the design was largely directed by the FMP process and work sessions with multiple stakeholders including but not limited to administrators and teachers at the school who will use the building expansion on a daily basis.
- *Community spirit continues to be nurtured and expanded through activities for all ages.*
 - As an Arts + magnate school, Linwood encourages weekly participation by students in school-wide performances and participation in the arts where parents, grandparents and even the neighbors are invited to see the students every year.
- *Neighborhood ambiance is defined and enriched by a well-maintained green urban landscape that includes lively and safe public spaces, arts, culture, pedestrian connections, healthy natural amenities and open spaces, and well-designed and old buildings that reflect the character, mass and scale of nearby buildings.*
 - Outdoor spaces
 - Outdoor play areas will be brought up to modern and accessible standards for the benefit of the school and neighborhood with the proposed expansion.
 - In addition to the new playground recently built, after the addition the site will accommodate a second playground as well as a U8 soccer field and sport court.
 - With 75 students using the outdoor space once a day in 20 minute blocks of time, there will be plenty of room to run and play while the facility can focus on providing the best space for education.
 - Room for indoor play during our harsh Minnesota winters or rainy days will be accommodated with the expansion where the dedicated play space does not exist today. Currently Gym, theater, breakfast and lunch all occur in the same space leaving little room for play when lunch and other activities are using the gym.

- The outdoor play spaces are open to the neighbors use after school hours.
- There was no outdoor greenspace established on the north side of the building until 2013. Prior to that, the entire north "lawn" was asphalt.
- Building Addition
 - The building addition respects the original 1922 and 1924 school building by maintaining the original front façade along Osceola.
 - The addition itself will complement the original building through corresponding brick and a combination of modern design elements that differentiate the new from the old as is recommended by the US Department of the Interiors when considering additions to historically contributing buildings.
 - The scale of the addition is equal to the scale of the original building when it comes to height of the primary parapets.
 - The scale of the proposed street-facing facades of the addition are not as wide as the original historic building, further differentiating new from old.
- *Community identity and image is expressed through high quality design that respects the historic and cultural values of the neighborhood.*
 - We understand the importance of long-established institutions in the community which is why SPPS is interested in renewing the Linwood facility. The addition and remodel will allow it to be maintained as a sustainable school in the neighborhood well into the future through its updated systems and adjustments to inadequate spaces to meet modern educational needs.
- *All redevelopment is in keeping with the historic character and scale that includes amenities such as landscaping and lighting that are part of a mutually beneficial, collaborative project.*
 - The primary historic façade of the building will be maintained, and the addition will allow for the other 2 street frontages of the school property to be equally addressed, urbanistically providing "eyes-on-the-street" with classroom and common-area fenestrations overlooking portions of the site that the building has historically turned its back on.
- *Summit Hill/District 16 supports living choices for residents of all ages, incomes, and lifestyles.*
 - N/A - pertaining to housing.
- *Summit hill/District 16 respects and enriches the mutually beneficial relationship between residential livability and commercial vitality.*
 - N/A – does not pertain to institutional buildings.
- *Summit hill/District 16's movement patterns emphasize a safe walking, biking, and driving environment and convenient transit.*
 - Site work proposed at Linwood improves safety in the public alleyway as it will fix the non-compliant service access to the building where service vehicles currently maneuver in the public way.
 - Site lighting will be added by the project for improved safety after hours.

Window fenestration and articulation of the addition will face Oxford and Fairmont providing "Eyes-on-the-street" where opportunities to monitor the site and street from the building are currently lacking or non-existent. This makes for a much safer site for students and neighbors alike.

Five Areas of Focus:

General: The Neighborhood Plan's 5 areas of focus are each addressed as they pertain to the variance request for the Linwood School. The variance requests are the following:

1. To exceed the allowable lot coverage by 3.5%
2. To match the exiting building height of the 1922-1924 school building which is 17'-0" more than the allowed height of 30'-0". The design intent is to match, not exceed, the existing prevailing parapet heights of the original building.

1. Grand Avenue Mixed Use Corridor

- a. This Section is not applicable. Since the proposed expansion at the Linwood site is not adjacent to the Grand Avenue Mixed-Use Corridor, this area of focus does not need to be addressed. Grand Avenue is not affected by the variance requests for the Linwood School.

2. Housing and Residential Life (H1 – H12)

- a. **H1 – Property Maintenance and Beautification** – St. Paul Public Schools employees full-time building engineers who regularly maintenance the buildings and grounds. The proposed site and building improvements will also do the following:
 - i. Replace unsightly chain-link at property perimeter with spindle-style fencing and maintenance strips.
 - ii. Provide planting and screening as required by the zoning code.
 - iii. Repair existing brick areas that are deteriorating (tuckpointing)
 - iv. Remove obsolete and unsightly windowless utility portions of the building.
 - v. Provide a sensitively designed addition taking into account the US Department of the Interiors guidelines for additions to historic buildings (complementary but distinct and modern) and zoning requirements for fenestration and articulation.
- b. **H2 – Historic Preservation** – This section refers to preservation of the historic housing stock, but inferring that preservation of other historic institutions is also important, the variance requests allow us to do just that.
 - i. The variance requests allow for the school to continue as a viable community amenity for residents city-wide.
 - ii. The variance requests are in keeping with the existing surrounding context including the original school building and other 3 and 4 story apartments within 1 and 2 blocks of the site. The proposed addition is in-scale with the existing.
 - iii. The proposed expansion respects and preserves the original 1922-1924 school building, and renovates it to continue to be used for modern education purposes.
- c. **H3 – Design Guidelines** - This section references the historic nature of the housing stock in the district and does not specifically indicate other neighborhood resources such as schools as part of the planning strategy. If we were to infer however, that this section pertains to all historic buildings within the district, we can defend the design's intent to accomplish the following:
 - i. Preserve and respect existing historic Linwood School structure by renovating it for modern use and maintaining the primary historic front façade along Osceola Ave.
 - ii. Use brick materials that complement the original building brick in color and texture.

- iii. Provide a modern design for the addition to complement and highlight the historic original school building.
 - iv. Match (not exceed) the scale of the existing historic structure.
 - v. Account for U.S. Department of the Interiors guidelines for the rehabilitation of historically contributing building elements and for complementary, but distinct building additions.
- d. **H4 – Code and Ordinance Enforcement** – This section refers to the neighborhood intent to work with the City to monitor and enforce the appropriate zoning, building code, and maintenance ordinances for housing stock and the properties they occupy. Again, inferring this is important for all buildings, see the variance application text under the Intent and Purposes (A) for all the inadequacies of the existing Linwood School and how the expansion corrects educational inadequacies as well as non-conformance to building and accessibility codes which will be corrected.
- e. **H5 – Tax Incentives and Encouraging Investment in Housing** – Not Applicable as this is already a public school building and thus a tax-exempt community amenity providing education to St. Paul children.
- f. **H6 – Open Spaces – Advocate for retention of neighborhood greenspaces including undeveloped portions of properties.** The Summit Hill neighbors have successfully advocated for preserving as much greenspace as possible. This is evident via the comparison of the previously withdrawn variance application as compared to the variance application now being sought. Taking into account neighbors' concerns, we have made the building footprint as efficient as possible as well as made the site as efficient as possible. The use of the site today is not as efficient as it can be, with many areas assigned utility uses that are better accommodated by the new proposed plan. While still accommodating all of the needs for educating students and providing outdoor spaces for recreation.
- i. See **Attachment D** for the withdrawn variance plan
 - ii. See **Attachment E** for the present variance plan showing the reduction in required variances and increase in preserved greenspace on the north side of the side from the original application.
 - iii. **Attachments A** thru **C** also indicate the community engagement process and addressing neighborhood concerns.
- g. **H7 – H9** are specifically housing related and hence not applicable.
- h. **H10 – Housing-Related Parking** – While this section is also specifically related to housing, we can infer that it is important also for other existing institutions to respect ordinances regarding parking in alleys and inappropriate of excessive parking on individual properties. For this reason, the re-design of the Linwood Expansion has removed all Variance Requests as they pertain to parking. The proposed addition meets the parking requirements of the zoning code for the proposed addition which is key to this section of the Neighborhood plan per section H10c.
- i. **H11 – Maintenance of Rental Property** – This is Not-Applicable as the Linwood School is not a rental property. However, the building is occupied by maintenance staff year-round to care for the building and grounds as described in the H1 section.

- j. *H12 – Housing Options* – Not applicable, although supportive of the apartment buildings in the neighborhood that are 3 or 4 stories in height and thus in-scale with the Linwood School.

3. *Community Life, Public Spaces, and Recreation (CL1-CL12)*

- a. *CL1 – Linwood Recreation Center* – This community amenity is very close to the Linwood school – only 4 to 5 blocks away offering larger playfields than the Linwood school can accommodate. It is also a public park, owned and maintained by the Park and Recreation Department whereas the Linwood Site is primarily for education with less priority placed on playfields than education. Nonetheless, the playgrounds and greenspace at Linwood are open to neighbors to use after school hours and on non-school days as their neighborhood park amenity.
- b. *CL2 – Block Leaders* – Not Applicable for Linwood to participate as staff and students other than building engineers do not occupy the school year-around.
- c. *CL3 – Volunteerism – Encourage volunteerism between institutions and residents in the neighborhood.* Per Attachment A, SPPS has reached out to SHA to be a part of the process for the Facilities Master Plan (FMP) multiple times since 2014. Attachments B, C, D, E, H and I illustrate how we have worked to improve the expansion plan to suit neighbor concerns and SPPS facility needs over the last 9 to 10 months.
- i. In addition to the FMP, neighbors were invited to be a part of the outstanding volunteer participation and support from Toro Companies and the Minnesota Vikings to build a brand new playground on the sunny south side of the school for Linwood and Neighborhood kids to use during the building construction. A Second playground replacing the outdated one on the north side will be built after the expansion of the school is complete.
 - ii. Beyond community outreach that has been part of the FMP process and working towards this variance submittal, Linwood Monroe Arts Plus also has a tradition of delivering May Day plants to each neighbor inviting them to their final performance and other opportunities at the school.
- d. *CL4 – Outreach* – See response to CL3 above for outreach that occurred during the FMP process (Attachment A) and since the withdrawn variance application (Attachments B, C, D, E, H and I).
- e. *CL5 – Community Events* – This section is not applicable as it refers to these specific events: Progressive Supper, Summit Hill House Tour, Grand Old Day and The Grand Meander.
- f. *CL6 – Using Community Assets – Identify ways that major institutional assets in the Summit Hill area could better serve the neighborhood, such as the Pleasant Avenue Skating arena, the William Mitchell Law Library, as well as events (concerts, plays, or speakers) at area schools and churches.*
- i. The Linwood school invites neighbors to their year-end event via the annual distribution of May Day baskets that students deliver to neighbor's doors every year with flowers as well as a flier advertising the event.
 - ii. Neighbors were also invited to participate in the playground build day for the south-side playground that was generously donated to the school.
 - iii. SPPS welcomes neighbors to use their playgrounds and fields after school hours and on non-school days. Additionally, SPPS has a facilities rental program,

allowing community members to rent the use of their facilities for other community events.

- g. **CL7 – Cultural Opportunities – Support Local cultural opportunities and the arts.**
 - i. Linwood is an ARTS magnate school. Supporting the expansion and continued use of the school is supporting a strong arts-centered school community that lays a foundation for creativity and exploration in the arts for its diverse student population.
 - ii. CL7a seeks to identify artists in the neighborhood and engage them in how the neighborhood could better support arts and cultural opportunities. This is something that Linwood also embraces through cultural resources throughout the Twin Cities through the “Artists-in-Residence” program that they maintain throughout the year with visiting artists from Macalaster College, Perpich Center of the Arts Education, and the Ordway Center for performing arts (to name a few). These visiting artists engage students in everything from Taiko drumming, to dance, poetry, other instrumental music and more every year.
- h. **CL8 - Tree Program** – Linwood, like the neighborhood, is interested in preserving boulevard trees. Several Elm trees on the Linwood site were recently removed for Emerald Ash Borer prevention as part of the district’s city-wide management plan. The district is working with the city to replace the trees with new viable options.
- i. **CL9 – Gateway and Image Plan** – Not applicable as it pertains to street signage for the neighborhood.
- j. **CL10 – Greening the Public Realm** – Linwood can perhaps be considered a leader in this realm through their major effort to remove the asphalt paving that covered the entire grass playfield on the north side of the site up until 2013. A view of the historic images provided by Google Earth shows this history clearly. It was after much effort by the school community to petition to remove the asphalt and multiple tries to get the new grass field to take, that the north side of the building was established as a usable greenspace. This greenspace is as important to Linwood as it is to the community, which is why much effort in the last 9 months has been made to reduce the size of the addition and preserve more greenspace. The green space that will remain on the north side accommodates a U8 soccer field plus surrounding grass.
- k. **CL11- Linwood Park** – Not applicable as this pertains to the Linwood Park maintained by the Parks and Recreation Board.
- l. **CL12 – Ayd Mill Road** – Not applicable to the school as it pertains to Ayd Mill Road.

4. **Pedestrian Safety, Traffic, and Parking**

- a. **P1 – Comprehensive Traffic and Parking Study** – While this section pertains to the larger community, it is worthwhile to note that increasing the population at the Linwood School will not adversely alter the parking shortage in the neighborhood on a day to day basis. It is also important to note that the design goal for the school population increase is 423. In the recent past, enrollment at this existing facility has been as high as 387 students (2003-2004 school year). The proposed expansion will only add 8.5% more students than the site has accommodated in the past.
 - i. Additional parking will be provided for the added staff.

- ii. The number of buses will stay the same or be reduced if Linwood is assigned separate bussing from the Middle school.
 - 1. The bussing is currently shared by both campuses (Linwood and Monroe) which means there are currently up to 7 more buses than would be required by the separated transportation plan. The worst-case scenario is that the number of buses stays the same as it is today since the students that will be added when Linwood expands are already on the buses that are shared for both campuses.
 - 2. Also important to note is that buses do not always idle when they are waiting for students to load. Engines are usually off until the buses are loaded with the exception of very cold days.
- b. **P2 – Specific Safety Measures** – There are multiple ways in which the school grounds and neighborhood are made more safe with the proposed expansion.
 - i. *The current non-compliant service vehicle maneuvering in the public alleyway will be modified to meet requirements of the zoning code to maneuver out of the public way.*
 - ii. *Accessible access will be provided for the north entrance to the school (rather than only at the south main entry).*
 - iii. *“Eyes-on-the-street”, an important aspect of the Neighborhood plan, will be provided via the addition by urbanistically addressing Oxford Street with a window-friendly articulated facade and Fairmount Avenue as a Front Yard – also with many windows and appropriate articulation rather than the window-less rear yard like it is today.*
 - iv. *New site lighting and surveillance camera(s) will be added to the site for increased security and site safety.*
 - v. *Linwood would welcome the addition of signage and other identifiers in the neighborhood notifying traffic to slow down for kids and pedestrians as per the neighborhood plan.*
- c. **P3 – Traffic Calming** – SPPS supports this section of the Neighborhood Plan.
- d. **P4 – Traffic Management** – See P1 above.
- e. **P5 – Transit** – While elementary students and Linwood do not use public transit to go to and from school, SPPS encourages use of their transportation services across the district for elementary students ½ mile or more from school and older students a mile or more from their schools. SPPS also advocates for safer bike-to-school routes and celebrates national Walk/Bike to School day, and is a central member for the City’s safe routes to school task force.
- f. **P6 – Off-street Parking** –
 - i. The proposed expansion and site improvements at Linwood provide the required number of parking stalls for the added staff.
 - 1. See the Variance Site Plan **Attachment E**.
 - ii. The revised parking interior to the Linwood site will be screened with landscaping adjacent to the nearest neighbor and screened by a backstop at the sport-court areas.

- iii. Neighbors recently proposed that the adjacent for-sale property be bought and demoed for a parking area in order to provide more contiguous greenspace on the site.
 - 1. It is important to note that SPPS will not buy property for parking near this site and that the suggestion is in direct conflict with this section of the Neighborhood Plan which discourages parking lots in areas used primarily for residential purposes.
 - 2. The removal of buildings for parking is also discouraged explicitly in section P8 and parking in the front yard would also require a parking variance – also discouraged by the Neighborhood Plan.
 - 3. Additionally, a public alleyway bisects the property for sale in question which is an unsafe juxtaposition of use. Likewise, more than 7 parking spaces off an alleyway is prohibited by the zoning code.
- g. **P7 – Shared Parking** – During non-school hours, the proposed parking at the Linwood school is open to residents using the playground facilities after hours, on weekends, and during non-school days.
- h. **P8 – Building Removal for Parking** – This section discourages the removal of buildings for parking.
 - i. SPPS does propose to remove the obsolete boiler room, coal room and boiler stack in order to provide additional and accessible parking that is not in a front yard, that provides space for the safe maneuvering of vehicles for parking and service, and that provides accessibility to the north side of the site. While building removal for parking is discouraged by this section, it is important to understand the condition and appearance of the partially buried utility building areas being removed, as well as understand that the existing condition prevents a compliant service access to the building.
 - 1. The boiler room protrudes from grade 8'-0" creating a hazard by encouraging trespassing due to the ease of access to this roof.
 - 2. There is currently an unsightly fence on the boiler roof to discourage climbing, further degrading its appearance.
 - 3. This utility structure is a window-less unsightly attachment to the building that is obsolete and unusable for any other use.
 - 4. The coal room is leaking into the structure and its removal will allow for the re-grading of the area for proper drainage thus preserving the portions of the building that are more historically relevant.
 - 5. As required in the State Register Historic Hill District, the project will be reviewed under an EAW process whereby a historical assessment of the building and property will be performed with the intention of minimizing and mitigating any adverse effects the project may have on any contributing historical elements.
- i. **P9 – Parking Supply** – Retain and expand existing commercial and residential parking.
 - i. Parking is proposed that retains the existing number of spaces, but also adds additional spaces as required by the zoning code for staff added with the addition. The proposed plan meets the zoning requirements.

- ii. This section encourages the opposition of parking variances. While our previously withdrawn variance application required a parking variance for parking in the front yard, the current proposal has re-designed the site improvements to not require one.
 - 1. See **Attachment D** for the previous proposal and **Attachment E** for the current proposal.
 - j. **P10 – Employee Parking** – This section is not applicable as it pertains to business corridors in the district. Parking requirements of the zoning code are being met with the proposed expansion and site improvements at Linwood as previously described.
 - k. **P11 – Customer Parking** – Not applicable as this section pertains to parking for Grand Avenue customers.
5. **Crime Prevention and Safety**
- a. **CR1 – Crime Watch Program** – This section is addressed by the following aspects of the Linwood Expansion.
 - i. CR1a – The new addition provides “eyes on the street” along Oxford Street and Fairmount Avenue where windows are currently very minimal or non-existent at some utility areas facing the north side of the site. The addition will provide many classroom windows facing Oxford Street and Fairmount as well as cafeteria windows overlooking the play areas along Fairmont providing natural light into this school community space.
 - 1. In the existing building, students have no access to natural light in their cafeteria as it is in the windowless gym.
 - ii. The existing condition offers very little opportunity for awareness of activities on the north side of the building and along Oxford and Fairmount. The proposed addition will change this bringing constant “eyes-on-the-street” for the neighborhood during the school days when homes in the area may be vulnerable due to working owners who are not present when school is in session.
 - iii. In addition to the openness of the addition towards the previously ignored street frontages, new site lighting will also be provided as required by the zoning code and for site safety.
 - iv. SPPS will also increase surveillance of the site via the use of security cameras at the parking area and entrances.

MINNESOTA HISTORIC PRESERVATION OFFICE

January 13, 2017

Josh Williams
City of St. Paul
25 West 4th Street
St. Paul MN 55102Tom Parent
Facilities Department
Saint Paul Public Schools
1930 Como Avenue
St. Paul MN 55108-2778RE: EAW – Linwood Monroe Arts Plus Lower School Addition (Linwood School)
1023 Osceola Ave, St. Paul, Ramsey County
MnHPO Number: 2017-0141

Dear Mr. Williams and Mr. Parent,

On 9 November 2016, we provided written comments and recommendations to the City of St. Paul following review of the Environmental Assessment Worksheet (EAW) for the above-referenced project. The City of St. Paul had determined that the proposed project constitutes partial demolition of a State Register of Historic Places-listed property, therefore the EAW was prepared in accordance with Minnesota Administrative Rules 4410.4300 Subp. 31 *Historical Places*.

In our November 9th comment letter, we also stated that Saint Paul Public Schools is considered a political subdivision of the State of Minnesota and therefore a review under Minnesota Statute 138.665 also applies to this project as it involves a historic property which is listed in the State Register of Historic Places. Under this statute, the St. Paul Public Schools has a responsibility to “protect the physical features and historic character of properties designated” in the State Register and as such is required to consult with our office on this project. We acknowledge that the Saint Paul Public Schools submitted a letter to our office on 16 December 2016 initiating consultation with our office pursuant to M.S. 138.665. Heritage Preservation Department staff also participated in a consultation meeting with Saint Paul Public Schools and their design and historical consultants at the Minnesota History Center on 14 December 2016.

The property historically known as Linwood School, located at 1023 Osceola Street is a **contributing** element to the **Historic Hill District**, a historic property which is listed in the State Register of Historic Places. This historic property retains a high level of historic integrity. In order for our office to determine that the proposed addition, following partial demolition, will not additionally adversely affect the historic property it must be designed in conformance with the Secretary of the Interior’s *Standards for Rehabilitation* (Standards) and our comments and recommendations provided are based upon application of these Standards and associated Guidelines on design documentation submitted as part of the EAW process and subsequent submittals by Saint Paul Public Schools in December 2016 and January 2017 including:

- As presented and discussed at the 12/14/2016 consultation meeting: Linwood Monroe Arts Plus Revised Exterior Design Renderings and Exterior Elevation Sheets A200 and A201 (*Construction Documents Checkset*, 21 November 2016);

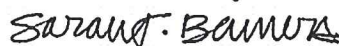
- Letter to MnHPO from Tom Parent dated 16 December 2016, a submittal which included a Memorandum to MnHPO from Hess, Roise, and Company also dated 16 December 2016; and
- Letter to MnHPO from Hess, Roise, and Company dated 10 January 2017, a submittal which included plan sheets, renderings and elevation drawings for subsequently revised plans for the proposed addition (*MnHPO Design Revisions*, 9 January 2017).

We appreciate Saint Paul Public Schools' consideration of recommendations provided following our review of the initial plans for the addition, facilitation of subsequent consultation, and commitment to ensuring that the proposed design is revised accordingly, in order to meet the Standards. We also appreciate that archival 35mm photographic documentation and a *Minnesota Architecture-History Inventory Form* for Linwood School will be completed by the Saint Paul Public Schools, in order to provide documentation of the historic property prior to demolition of the 1922 smoke stack, boiler room, and coal room.

Based upon review of information provided to our office at this time, we have determined that the addition to Linwood School, as currently proposed, has been designed in accordance with the Standards and will not cause additional adverse effects to the Historic Hill District.

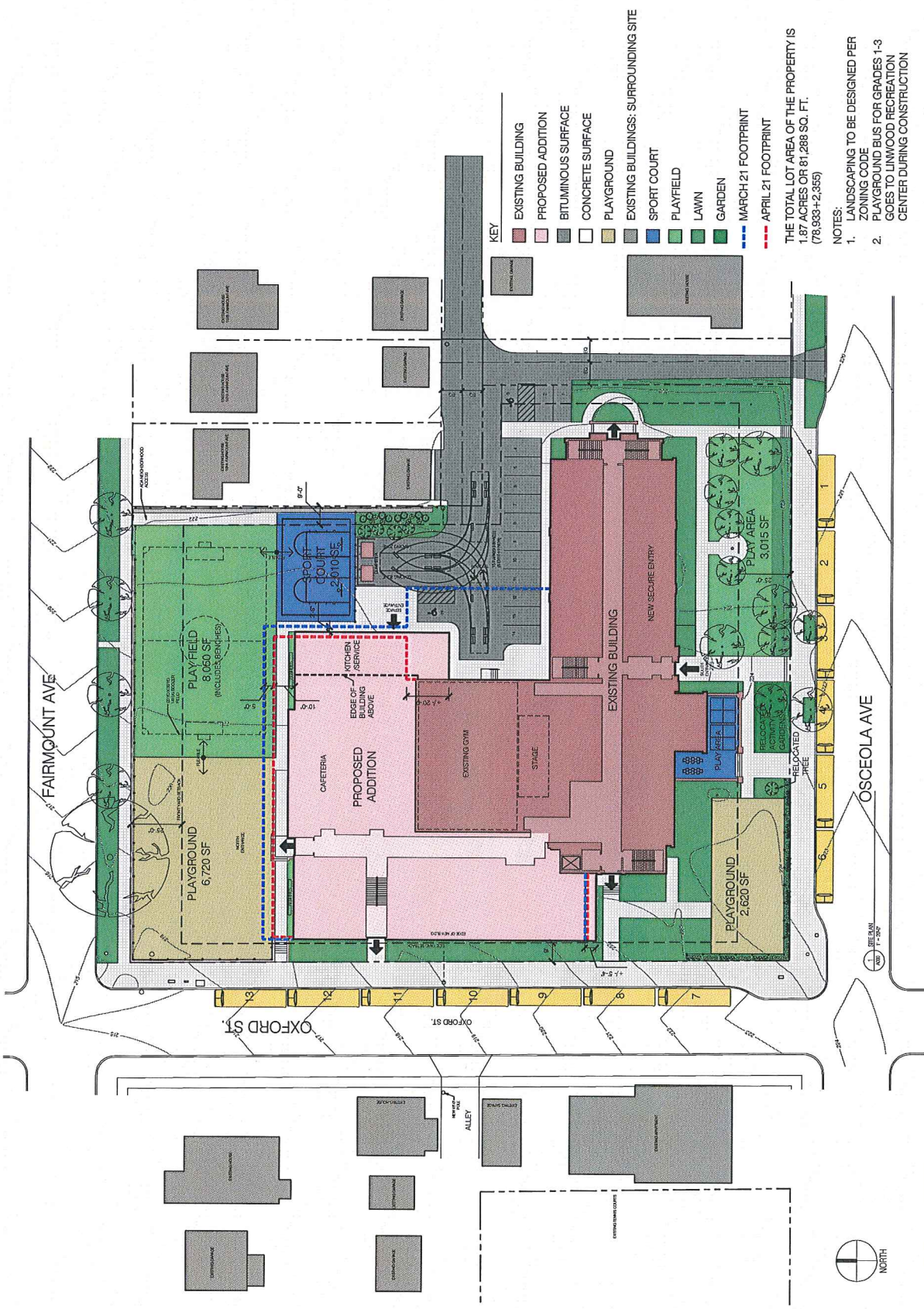
Please contact me at (651) 259-3456 or sarah.beimers@mnhs.org if you wish to discuss additional consultation or if you have any questions regarding the comments or recommendations included in this letter.

Sincerely,



Sarah J. Beimers, Manager
Government Programs and Compliance

cc: Christine Boulware, St. Paul Heritage Preservation Commission
Richard Dana, Chair, St. Paul Heritage Preservation Commission
John Gehan, Resident



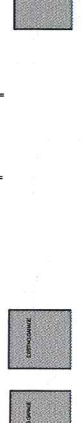
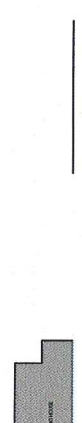
KEY

- EXISTING BUILDING
- PROPOSED ADDITION
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PLAYGROUND
- EXISTING BUILDINGS, SURROUNDING SITE
- SPORT COURT
- PLAYFIELD
- LAWN
- GARDEN
- MARCH 21 FOOTPRINT
- APRIL 21 FOOTPRINT

THE TOTAL LOT AREA OF THE PROPERTY IS
1.87 ACRES OR 81,288 SQ. FT.
(78,988+2,355)

NOTES:

1. LANDSCAPING TO BE DESIGNED PER ZONING CODE
2. PLAYGROUND BUS FOR GRADES 1-3 GOES TO LINWOOD RECREATION CENTER DURING CONSTRUCTION



U+H architecture & design, inc.

Linwood School

MHPO Design Revisions - Jan 9, 2017

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