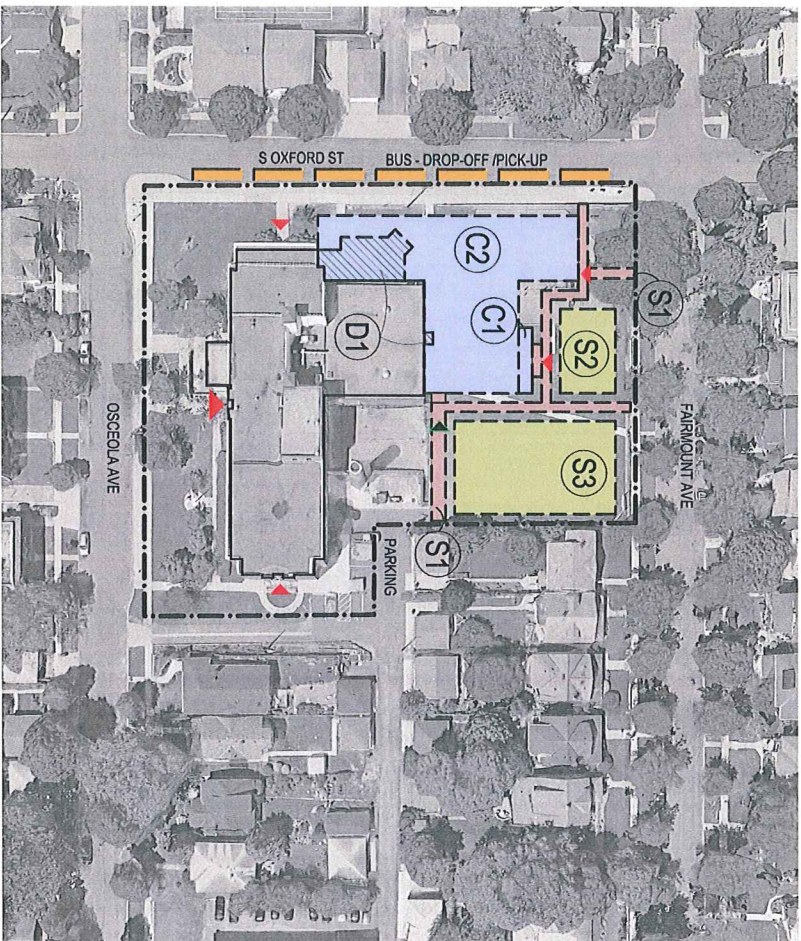


Linwood Monroe Arts Plus - Lower

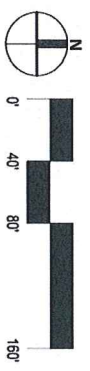
Site Concept



- 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

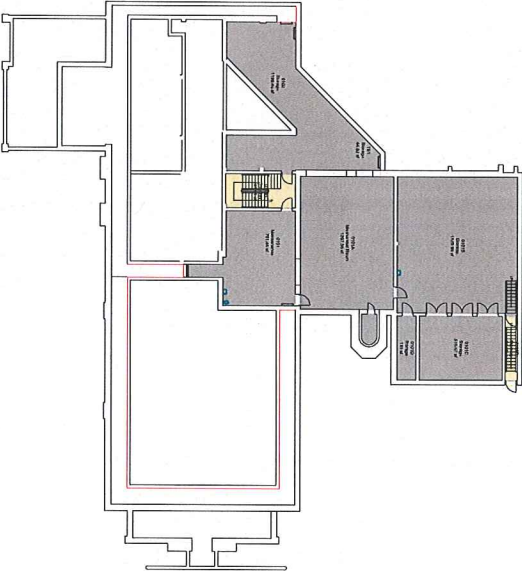
- New Landscape and Playground
- Parking and Hardscape
- New Building Construction



199

Linwood Monroe Arts Plus - Lower

Existing Utilization

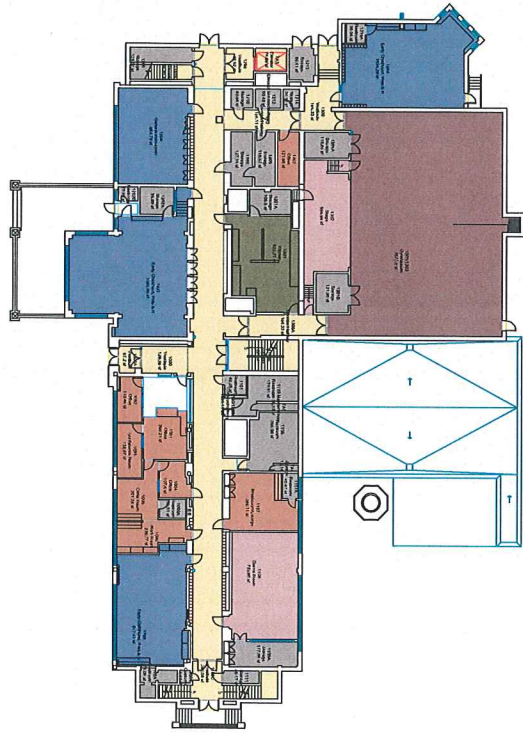


BASEMENT

General Space Class			
Name	Count	Area	
Circulation	2	307.67	
Facilities Support	7	5377.9	
Total	9	5,685.5758	

Linwood Monroe Arts Plus - Lower

Existing Utilization



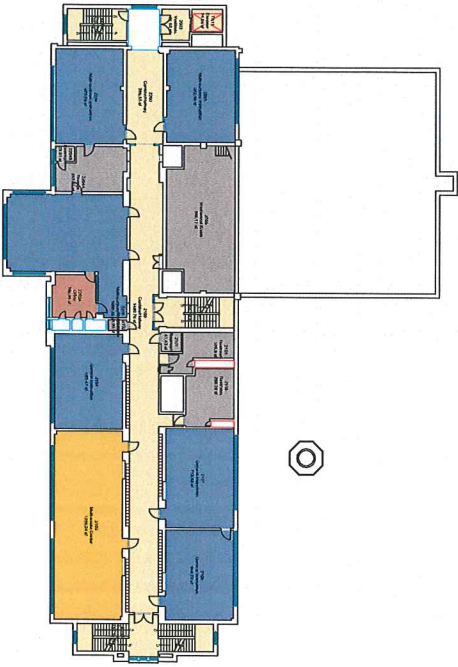
GROUND FLOOR

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	3818.2	
Performing Arts	2	1307.52	
Total	51	16,361,786.1	

102

Linwood Monroe Arts Plus - Lower

Existing Utilization

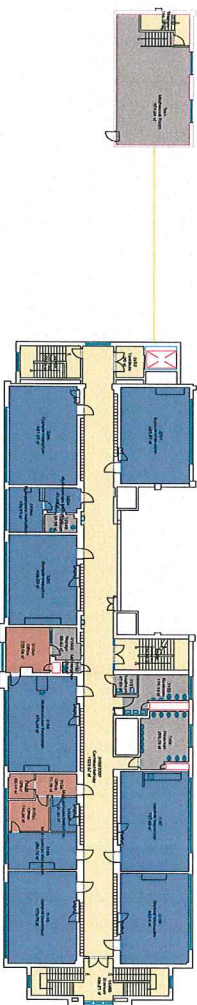


SECOND FLOOR

General Space Class		
Name	Count	Area
Administration	1	196.44
Circulation	7	2899.1
Facilities Support	7	1814.32
General Learning	6	4471.83
Media Center	1	1366.24
Total	22	10,737.9297

Linwood Monroe Arts Plus - Lower

Existing Utilization



THIRD FLOOR

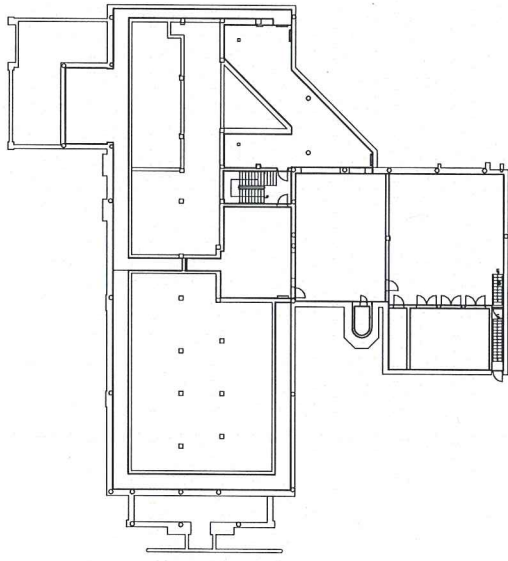
General Space Class		
Name	Count	Area
Administration	4	493,01
Circulation	6	2990
Facilities Support	7	1531,29
General Learning	11	5281,74
Total	28	10,296,0418

202

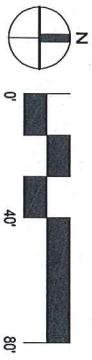
Linwood Monroe Arts Plus - Lower


















Conceptual Utilization Plan

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



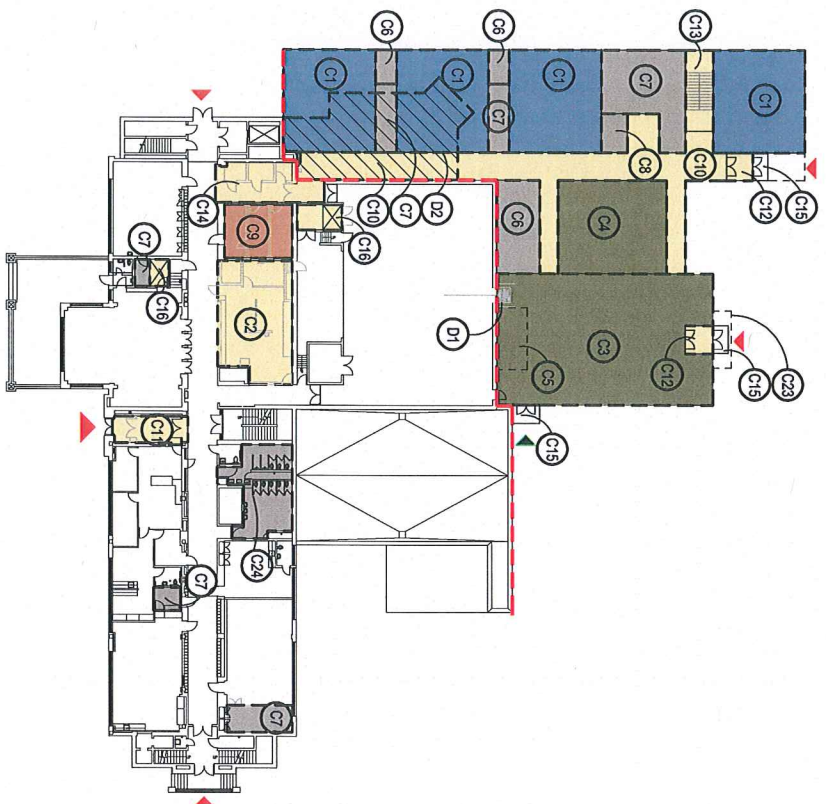
BASEMENT



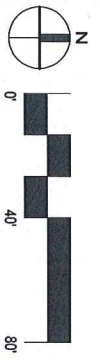
	General Learning		Demolition / Removal
	Science		New / Existing
	Performing Arts		Property Line
	Career & Tech Education		Main Entry
	Media Center		Secondary Entry
	Dining		Service Entry
	Athletics		
	Circulation		
	Facilities Support		
	Administration		
	Art		

Linwood Monroe Arts Plus - Lower

Conceptual Utilization Plan







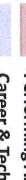











GROUND FLOOR



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 (110 SF)
- C22. New Science Classroom (520 SF)
- C23. Canopy - New
- C24. Restroom - Remodel
- D1. Demo Existing Movable Acoustical Divider (1,530 SF)
- D2. Demo Portion of Building (One Story)

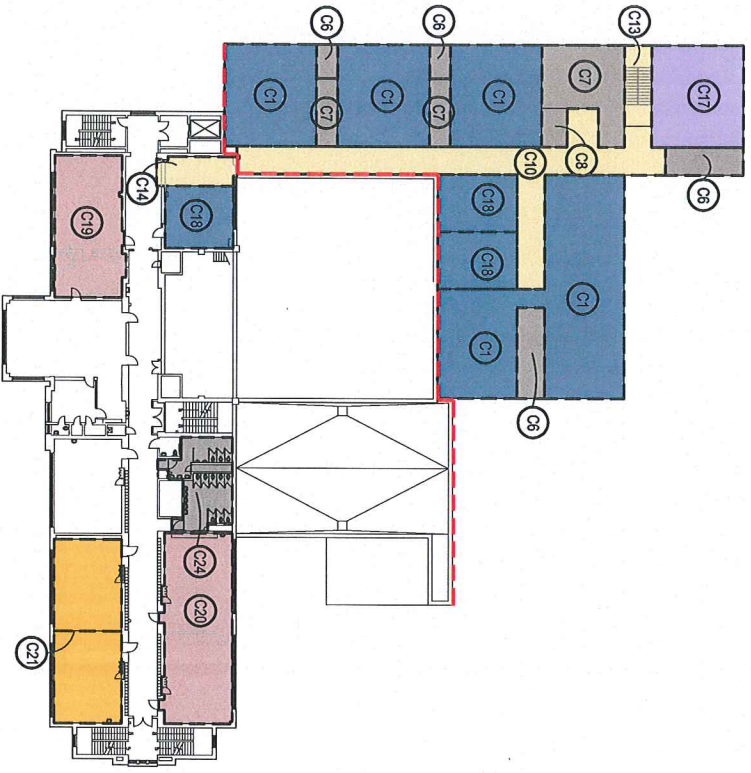
	General Learning		Demolition / Removal
	Science		New / Existing Property Line
	Performing Arts		Main Entry
	Career & Tech Education		Secondary Entry
	Media Center		Service Entry
	Dining		
	Athletics		
	Circulation		
	Facilities Support		
	Administration		
	Art		

3100 **4.2**

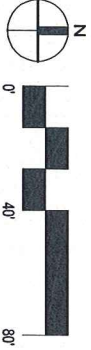
204

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	(1,787 SF)
C11. Secured Entry/Sequence Remodel	
C12. Entry/Vestibule - New	
C13. Stairwell - New	(235 SF)
C14. Corridor Remodel	(244 SF)
C15. Sloop - 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	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	

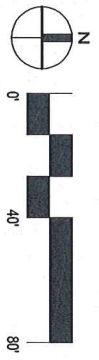
3100 **4.3**

Linwood Monroe Arts Plus - Lower

Conceptual Utilization Plan



THIRD FLOOR



- 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
 - C6. Storage - New (945 SF)
 - C7. Restroom - New (666 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 (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
 - C22. New Science Classroom (990 SF)
 - 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
-
- Demoition / Removal
 - New / Existing
 - Property Line
 - Main Entry
 - Secondary Entry
 - Service Entry

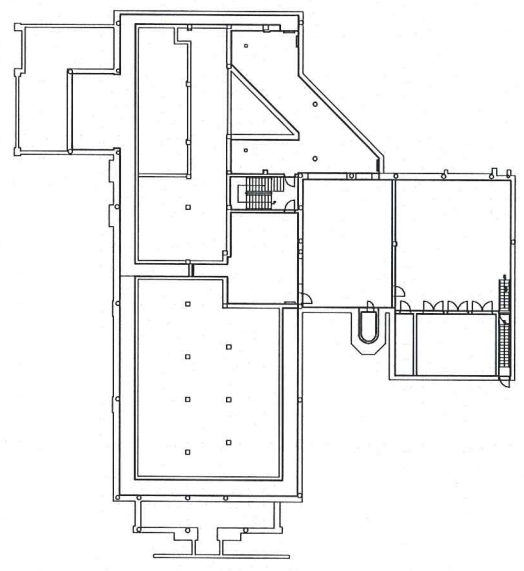
Linwood Monroe Arts Plus - Lower

Conceptual Construction Plan

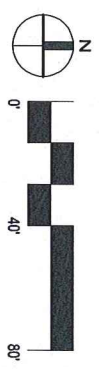
** No work proposed for basement in Master Plan. Basement plan shown for reference only.

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

Line Items	Unit	Lump Sum
Install Overhead Door		

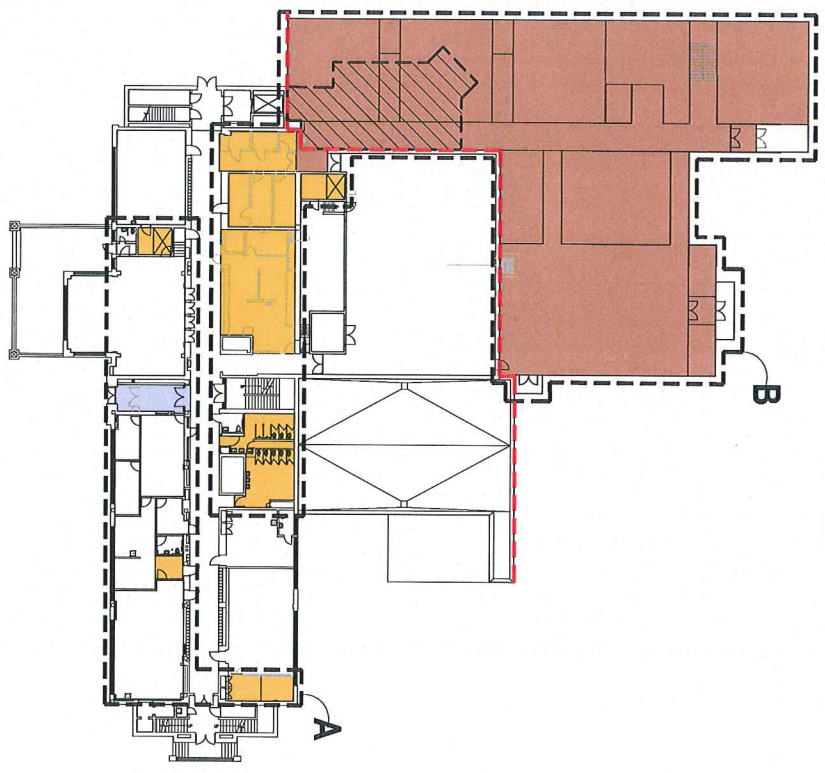


BASEMENT











Linwood Monroe Arts Plus - Lower

Conceptual Construction Plan



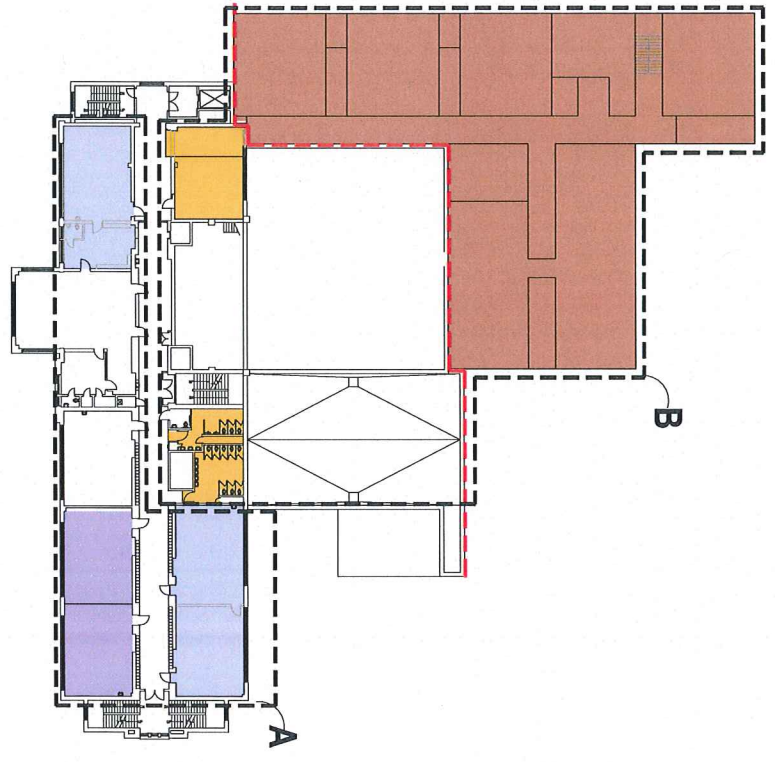
Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A		346 SF		210 SF	
B	11,850 SF	2,242 SF			
TOTAL	11,850 SF	2,588 SF		210 SF	

Line Items	Unit	Lump Sum
Install Overhead Door	40 LF	

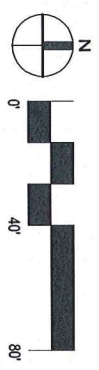
-  Demolition / Removal
-  New / Existing
-  New Construction
-  Heavy Remodel
-  Medium Remodel
-  Light Remodel
-  Finishes Only
-  No Work









Linwood Monroe Arts Plus - Lower

Conceptual Construction Plan



SECOND FLOOR



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

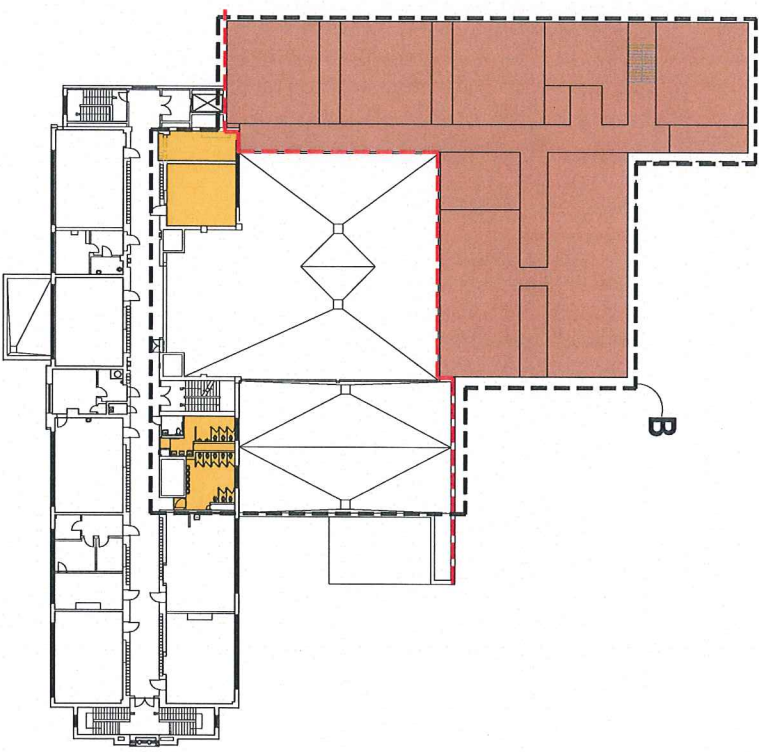
Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A				2,410 SF	
B	11,558 SF	1,215 SF			
TOTAL	11,558 SF	1,215 SF		2,410 SF	

Line Items	Unit	Lump Sum
Movable Acoustical Divider	22 LF	

209

Linwood Monroe Arts Plus - Lower









Conceptual Construction Plan



THIRD FLOOR

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

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

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

Variance Request - Attachment C

Submittal Date: August 8, 2016
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" (August 8, 2016)

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 **39.5%** 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 (August 8, 2016)

- a. 23,696 SF
 - b. Net decrease of 8.8 % 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 **39.5%** 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 proposed with the addition and renovation.
 - a. The increased population of the school is only 8.5% more than the higher 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. 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

215

UHB architecture & design, llc
 2009 Astor Avenue South
 Suite 100, Minneapolis, MN 55425
 T | 612-266-2200
 www.uhb.com

Project Contact:
 Project Manager: Assoc. AIA, LEED AP
 C | 612-266-2200
 eda.sabena@uhb.com

Project Architect:
 Lisa Cook, AIA
 C | 612-266-2200
 lisa.cook@uhb.com

Project Owner:
 St. Paul Public Schools, District 625
 360 Columbia St.
 St. Paul, MN 55102

Project Manager:
 St. Paul Public Schools, District 625
 C | 651-724-1110
 uhh.watling@stps.org

Legal Description:
 Lots 9 thru 21 of 23 except the East 1/2 of Lot 10 and the East 1/2 of Lot 11, all in Block 2, of Summit Park Addition to St. Paul, Ramsey County, Minnesota.

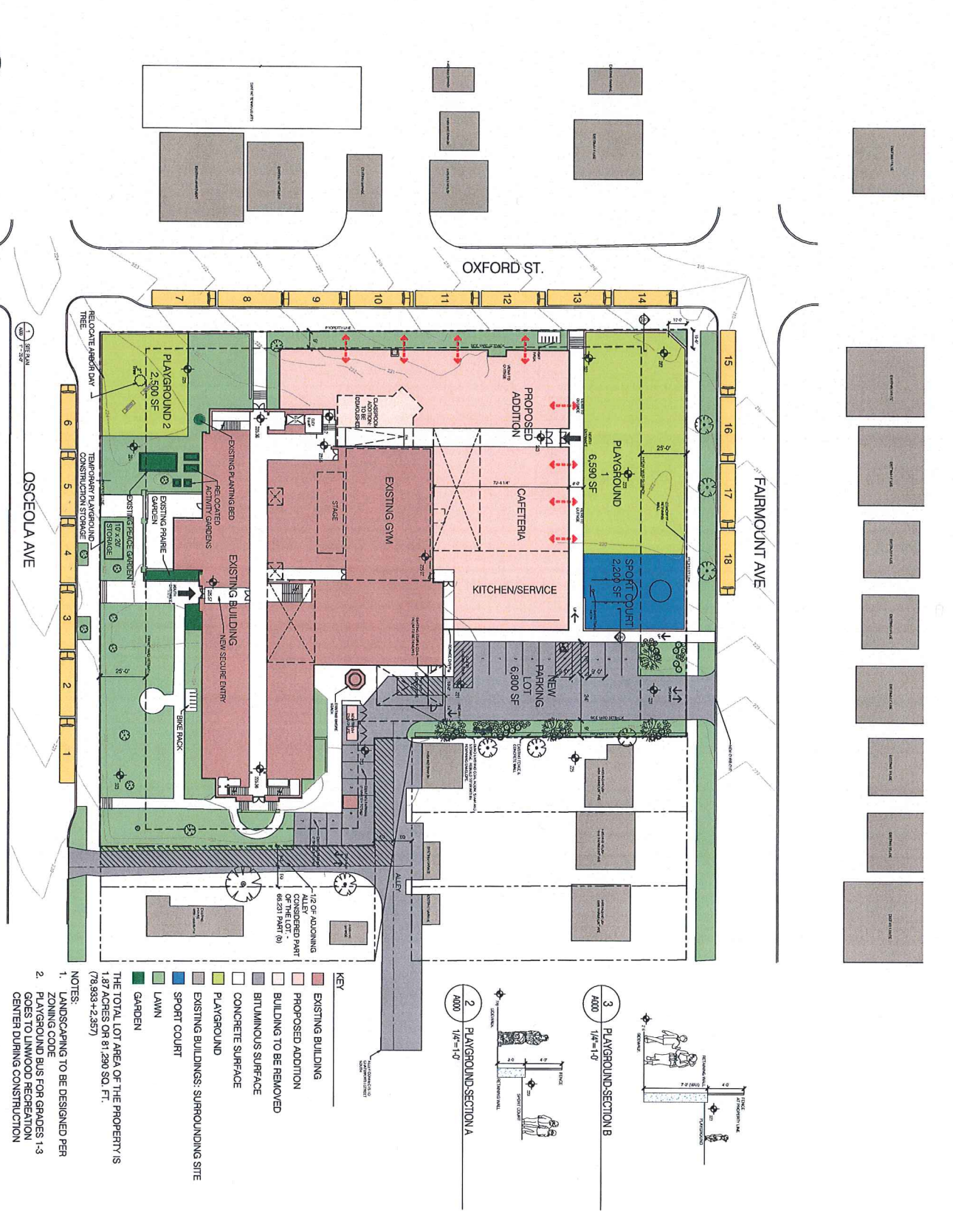
St. Paul Planning District:
 Summit Hill Association
 P | 651-225-1222

Schematic Design
 March 21, 2016

Linwood Monroe - Lower School
 1023 Osceola Ave
 St. Paul, MN
 Project: 201602.LJ.M.O

Drawings Issued: _____ Date: _____

Site Plan
 0.25" = 1'-0"



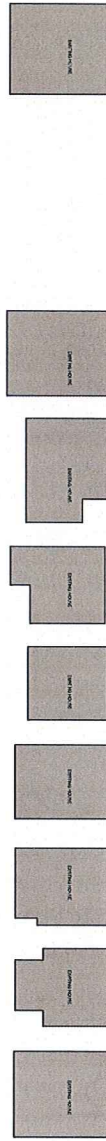
- KEY:**
- EXISTING BUILDING
 - PROPOSED ADDITION
 - BUILDING TO BE REMOVED
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - PLAYGROUND
 - EXISTING BUILDINGS SURROUNDINGS SITE
 - SPORT COURT
 - LAWN
 - GARDEN
- NOTES:**
1. LANDSCAPING TO BE DESIGNED PER ZONING CODE
 2. PLAYGROUND BUS FOR GRADES 1-3 GOES TO LINWOOD RECREATION CENTER DURING CONSTRUCTION
- THE TOTAL LOT AREA OF THE PROPERTY IS 1.87 ACRES OR 81,280 SQ. FT.
 (78,839+2,387)



Site Plan
 0.25" = 1'-0"

ATTACHMENT "E"

Aug 8, 2016



URBpedestrian & design, Inc.

2869 Audubon Avenue South
Suite 100
Minnetonka, Minnesota 55305
T | 612-270-0238
www.urbd.com

Project Contacts
Project Architect:
Edie Shestak, Sr. Assoc. AIA, LEED AP
edie.shestak@urb.com

Project Architect
C | 612-264-1405
nedie.gjorn@urb.com

Project Owner
St. Paul Public Schools, District 625
380 Oakmont St.
St. Paul, MN 55112

Project Manager
C | 651-744-8165
brn.hammond@psps.org

Legal Description
Lots 10, 11, 12, 13, 14, 21, 22 along the East
22 feet thereof and situated along as it
appears in Lot 10 to 14, all a Block 2
OF SUMMIT PARK ADDITION TO ST.
PAUL, Ramsey County, Minnesota.

Submitted for Association
Nansen Stull
P | 651-225-1222

Design Development

August 8, 2016

Linwood Monroe - Lower School
1022 Osceola Ave
Project #: 201502.LMLD

Drawings based on: Date

Signature: _____
Printed Name: Mark A. Burgess
Registration Number: 23083

SITE PLAN
A000

KEY

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

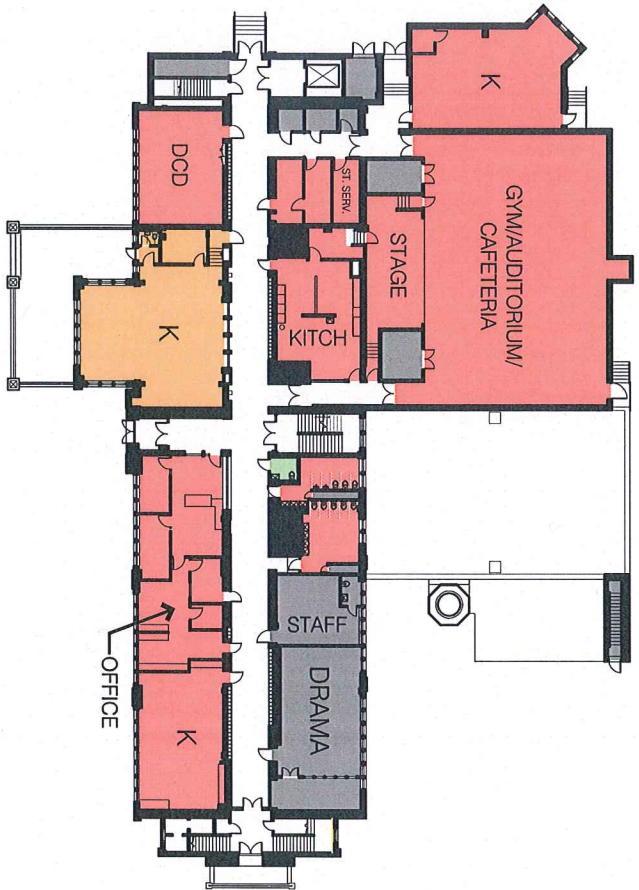
THE TOTAL LOT AREA OF THE PROPERTY IS
1.87 ACRES OR 81,298 SQ. FT.
(78,939 ± 2,355)

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

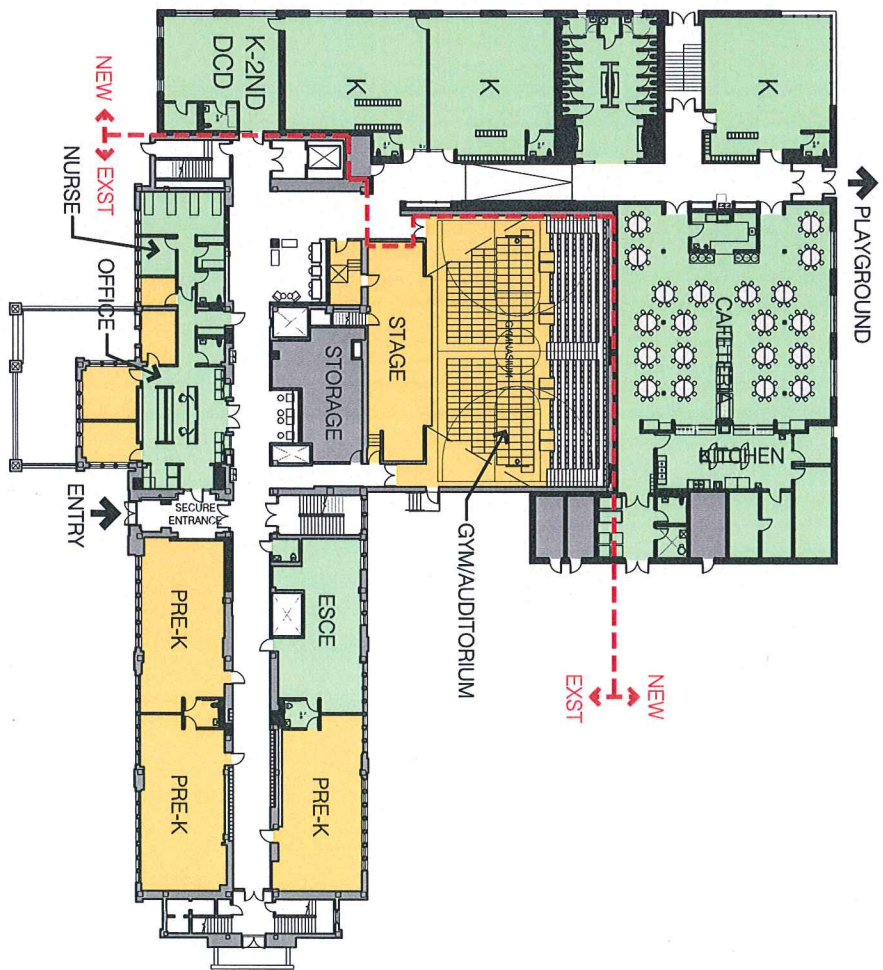
CONFORMANCE W/ SPPS EDUCATIONAL ADEQUACY ASSESSMENT (EAA) GUIDELINES.

Red	DOES NOT MEET GUIDELINES
Orange	DOES NOT MEET OTHER STANDARDS
Yellow	IMPROVED
Light Green	MEETS GUIDELINES
Dark Green	NO ESTABLISHED GUIDELINES

Existing First Floor



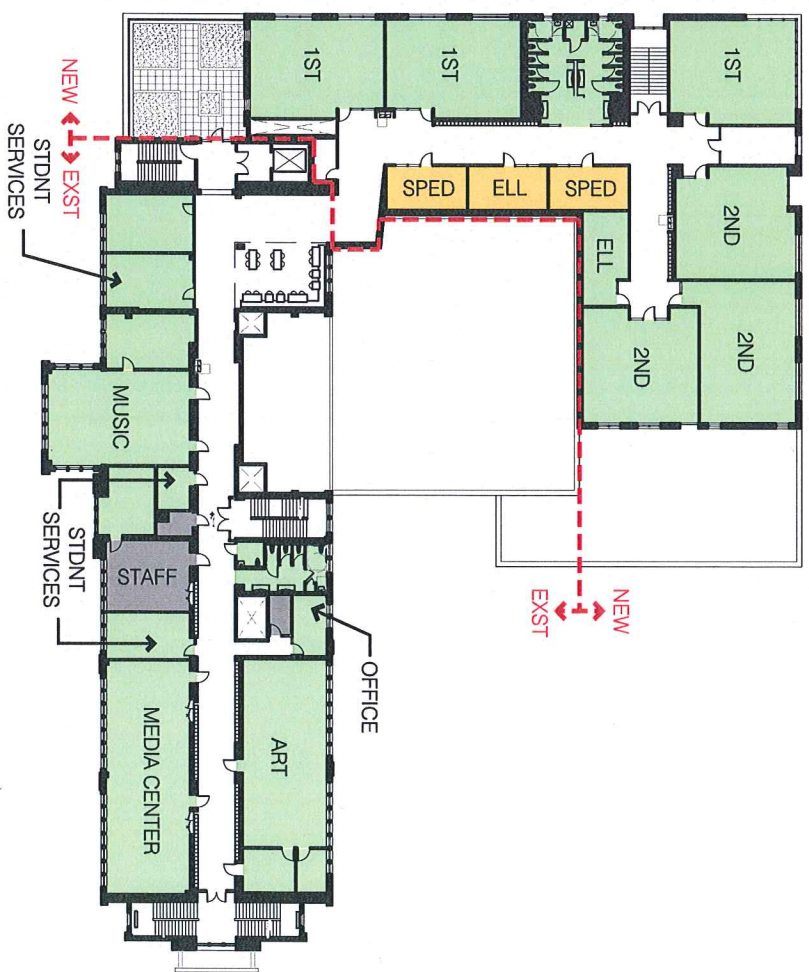
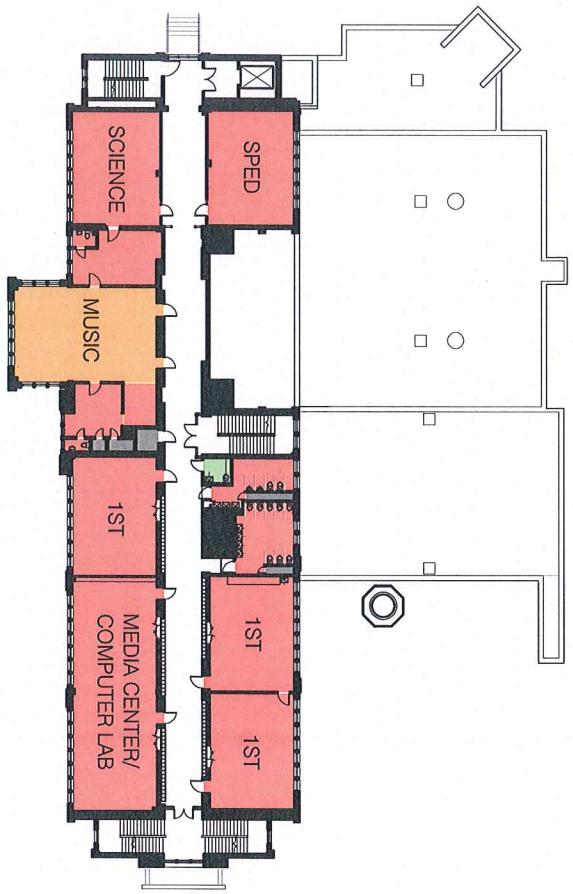
Proposed First Floor



First Floor Adequacy Assessment

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

Red	DOES NOT MEET GUIDELINES
Orange	DOES NOT MEET OTHER STANDARDS
Yellow	IMPROVED
Green	MEETS GUIDELINES
Grey	NO ESTABLISHED GUIDELINES



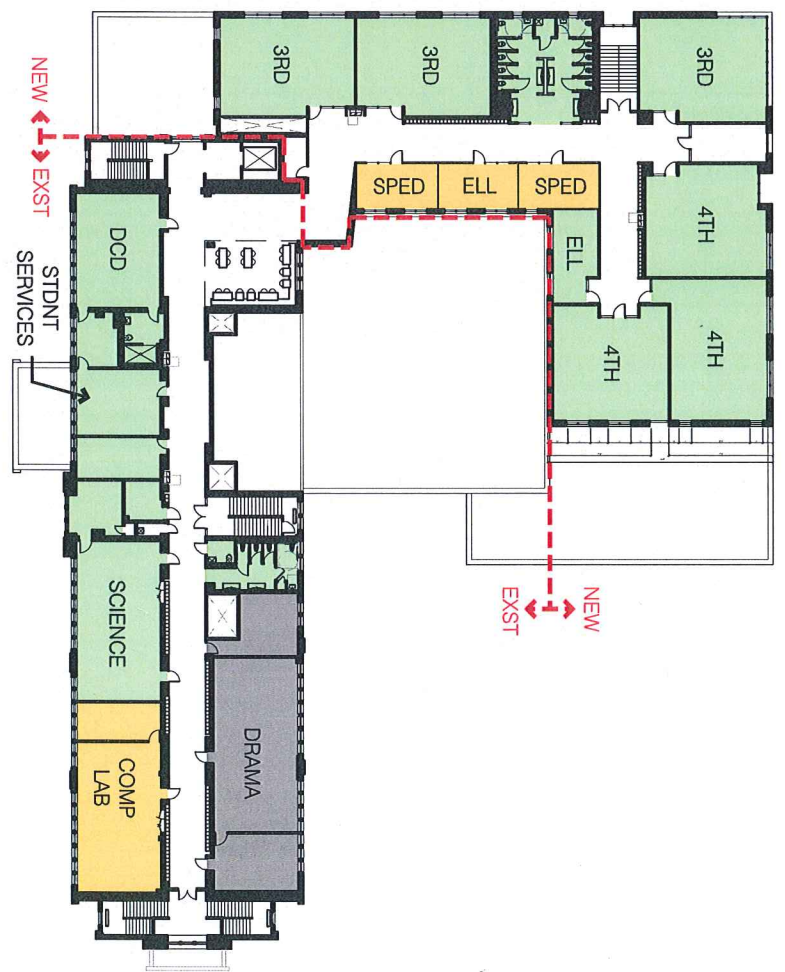
Second Floor Adequacy Assessment

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

Red	DOES NOT MEET GUIDELINES
Orange	DOES NOT MEET OTHER STANDARDS
Yellow	IMPROVED
Light Green	MEETS GUIDELINES
Dark Green	NO ESTABLISHED GUIDELINES



Existing Third Floor

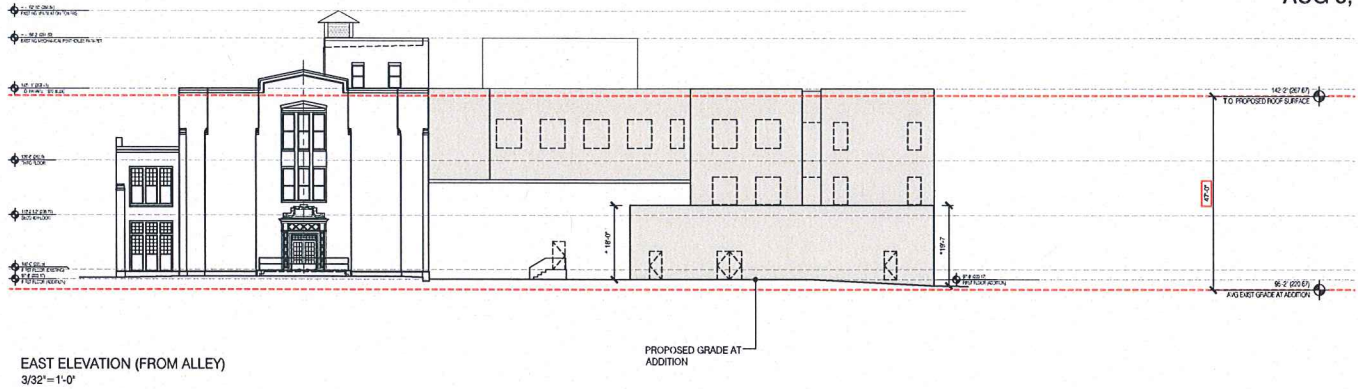


Proposed Third Floor

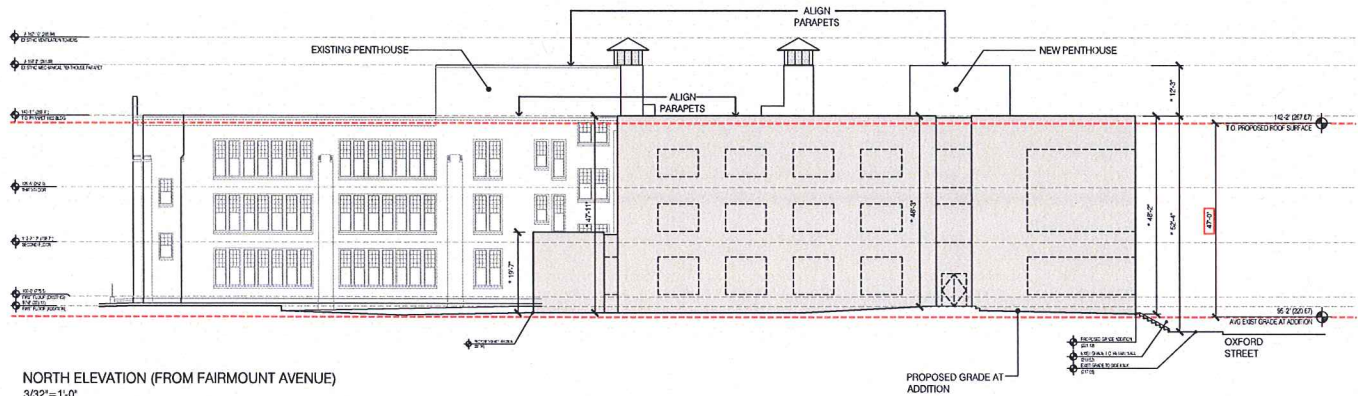
Third Floor Adequacy Assessment

ATTACHMENT "G"

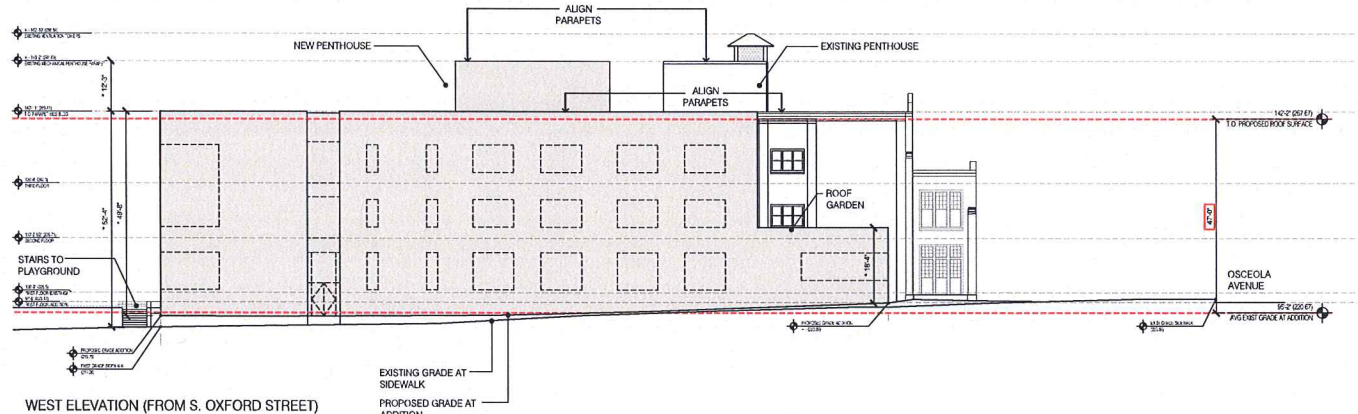
AUG 8, 2016



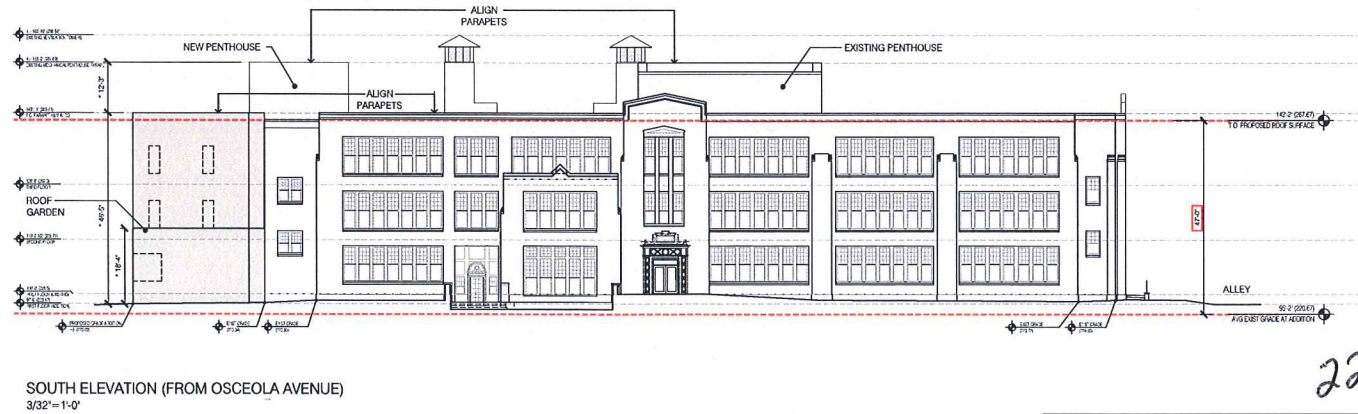
EAST ELEVATION (FROM ALLEY)
3/32" = 1'-0"



NORTH ELEVATION (FROM FAIRMOUNT AVENUE)
3/32" = 1'-0"



WEST ELEVATION (FROM S. OXFORD STREET)
3/32" = 1'-0"



SOUTH ELEVATION (FROM OSCEOLA AVENUE)
3/32" = 1'-0"

220

- NOTE:
- ALL SECTION CUTS INDICATED ARE AT PROPOSED BUILDING EDGE GRADE, WITH EXCEPTION TO THE WEST ELEVATION, WHERE IT OCCURS THROUGH THE ADJACENT SIDEWALK.
 - DIMENSIONS INDICATED WITH (*) ARE TAKEN FROM PROPOSED BUILDING EDGE TO THE TOP OF PROPOSED PARAPET.

ATTACHMENT "H" - PROPOSED

August 8, 2016

UPDATED SUN STUDY TO REFLECT DAYLIGHT SAVINGS TIME: JUNE 3, 2016

MARCH 21

JUNE 21

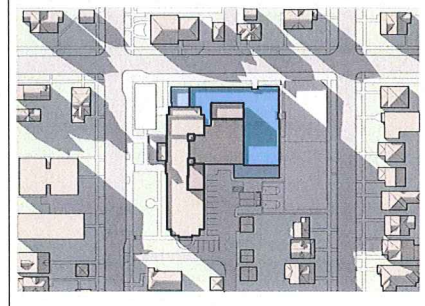
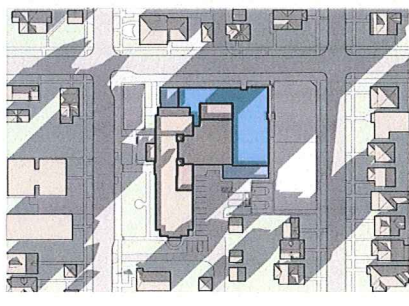
SEPTEMBER 21

DECEMBER 21

9 AM

12 NOON

3 PM



222

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 2800 Astor Avenue South
 Suite 100
 Minneapolis, Minnesota 55409
 T 612-870-2538
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Project Contact:
 Eric Sheehan, Sr. Assoc. AIA, LEED AP
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Project Architect:
 C 612-209-7925
 C 612-204-1465
 maha.g@uhb.com

Project Owner:
 St. Paul Public Schools, District 625
 300 Oakburn St.
 St. Paul, MN 55112

Project Manager:
 C 651-744-1810
 kmh.furman@ppsc.org

Legal Description:
 Lots 10, 19a, 20, 21, 22 among the Paul
 22 feet three and one-half feet as it
 accords to Lot 10 the 18' all a block
 OF SAHAR PARK ADDITION TO ST.
 PAUL, Ramsey County, Minnesota.

St. Paul Planning District:
 Central-1st, Accession
 Name: Still
 P1 651-223-1222

Schematic Design
 June 03, 2016

Linwood Monroe - Lower School
 1623 Decade Ave
 Project: 201302_LMO

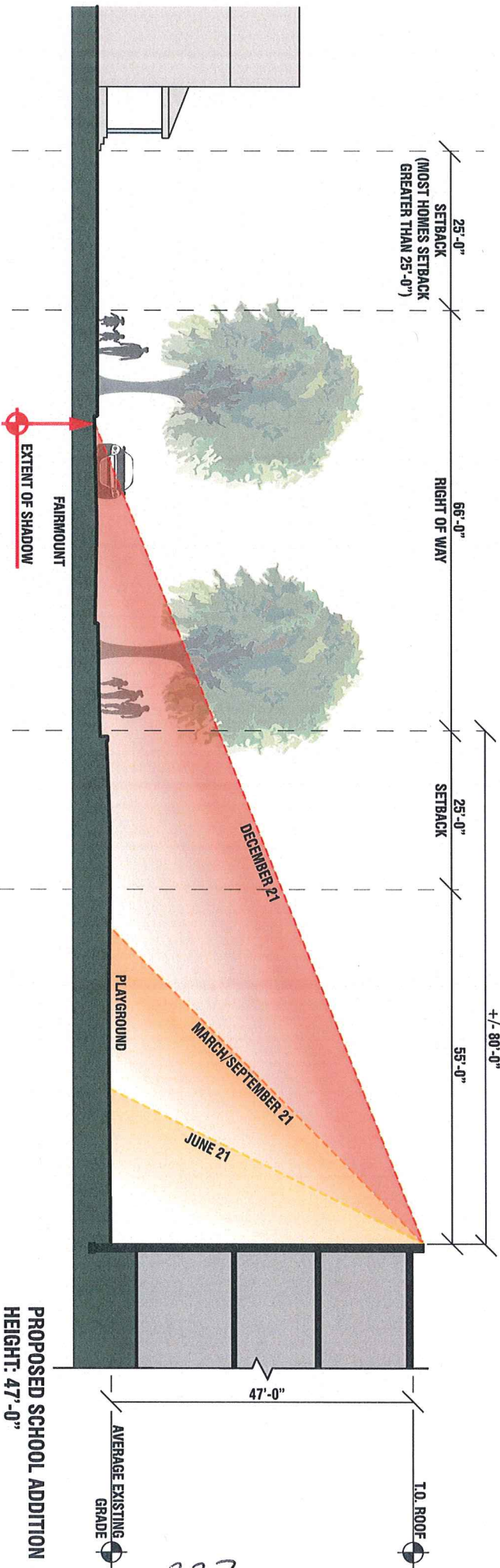
Drawings Based: Data

Signature: Mark A. Burgess
Registration Number: 22883

REV-8/8

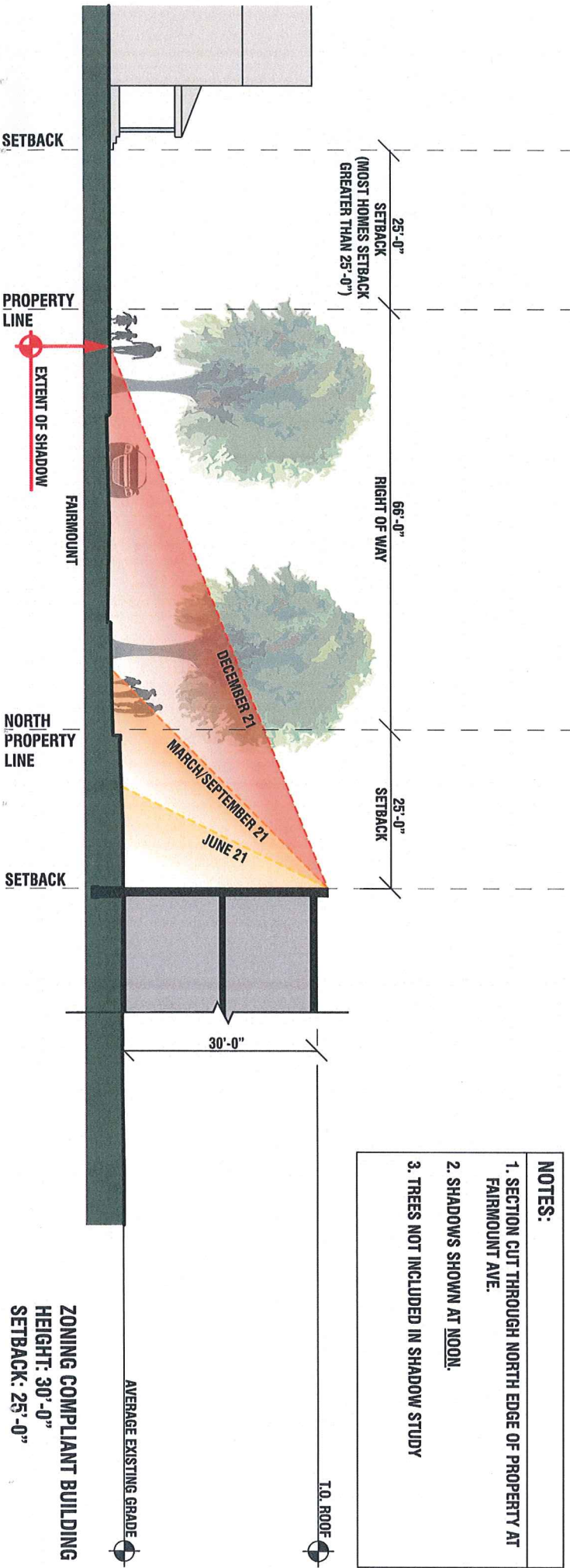
SECTIONAL SHADOW COMPARISON

ATTACHMENT "1"
JUNE 8, 2016



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

223



- 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"

Variance Request - Attachment J

Submittal Date: August 8th, 2016
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 4.5%
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 Intents 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 3 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 magnet 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 3 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 never idle when they are waiting for students to load. Engines are always off until the buses are loaded.
- 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 increases 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 sections 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.