



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #2
June 9, 2014
BZZ-6538

LAND USE APPLICATION SUMMARY

Property Location: 425 5th Street Northeast
Project Name: Webster Elementary Conversion to K5-3K Prototype
Prepared By: [Mei-Ling Anderson](#), City Planner, (612) 673-5342
Applicant: Minneapolis Public Schools
Project Contact: Stephanie Buckley
Request: To reestablish a school use in the existing building at 425 5th Street Northeast.
Required Applications:

Conditional Use Permit	To allow a school for students in preschool through grade 5 in an existing building located at 425 5 th Street Northeast in the RIA Single-Family District.
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SITE DATA

Existing Zoning	RIA Single-Family District
Lot Area	236,745 square feet / 5.43 acres
Ward(s)	3
Neighborhood(s)	St. Anthony East Neighborhood Association; adjacent to St. Anthony West Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

Date Application Deemed Complete	May 5, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 4, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is 5.43 acres and is triangular in shape. It is bounded by 5th Street NE to the west, Spring Street NE to the north, and St. Anthony Park to the east. A berm separates the public sidewalk from the parking areas along both 5th Street NE and Spring Street NE. There are building entrances at both 5th Street NE and Spring Street NE.

The site contains an existing two-story building, which also takes on an oblong triangular shape. It was originally constructed in 1973 as an elementary school, called Webster School. An addition to the building was constructed in 1991. In 2006, the school closed and was used for administrative offices, but has been mostly vacant for the past few years.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in a primarily residential neighborhood, with several nearby religious institutions and a mix of single-family home, duplexes, and multi-family homes. The site is located approximately four blocks to the north of the commercial node at Hennepin Avenue E and Central Avenue SE.

PROJECT DESCRIPTION. Minneapolis Public Schools (MPS) is proposing to re-open the building as a school serving approximately 460 students in preschool through grade five. The applicant anticipates that approximately 40 staff would be employed throughout the building's 25 classrooms.

The property is located within the RIA Single-Family District, in which a school is a conditional use. As it has been over a year since the building has contained the school use, a conditional use permit is required in order to reestablish the use.

MPS is proposing extensive interior renovations which will result in the addition of 4,756 square feet of gross floor area but will not increase the bulk of the building. On the exterior of the building, the applicant is proposing a new attached sign and a monument sign to enhance the building entrance on 5th Street NE, an enclosed trash enclosure, new rooftop mechanical equipment, and new lighting fixtures for the building and parking areas. In addition, the project would include the removal of a partial wall on the south side of the site in order to enhance visibility and pedestrian access between the front and back of the building.

The project would include resurfacing and restriping both existing parking lots and reducing the number of vehicle parking stalls from 105 to 86. The lot on Spring Street NE would be used for parent drop-offs and pick-ups and staff parking. The parking lot along 5th Street NE would be used for bus drop-offs and pick-ups. Currently, there are no bicycle parking spaces on the site and MPS is proposing to add a total of 88 bicycle parking stalls near the 5th Street NE entrance. The proposed site improvements also include a new accessible pedestrian walkway leading from the sidewalk directly to the main entrance on 5th Street NE, and the addition of 20 canopy trees, 15 ornamental trees, and 300 shrubs.

PUBLIC COMMENTS. As of the writing of this report, staff has not received any public comments. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a school, grades K-12, in the RIA district based on the following [findings](#):

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

The school will not be detrimental to or endanger the public health, safety, comfort, or general welfare. The previous school on the site served the community from 1973 to 2006, but the building has been mostly vacant since then. The applicant's proposal to re-establish a school in this location will have a positive impact on the community by bringing active uses to this large, unused parcel. The school, itself, will directly benefit families in the area as well as employees of the school system. The proposed site improvements – including the removal of the partial wall, 35 additional trees and 300 additional shrubs, a new pedestrian walkway, the installation of 88 bicycle parking spaces, and an enclosed trash enclosure – will greatly improve upon the public realm in and around the site.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The school use will not be injurious to the use and enjoyment of neighboring properties, nor will it impede the normal and orderly development of the surrounding area. The existing building was constructed as a school and was used as one for most of the past 40 years, so the proposed use would be in keeping with the site's intended use. The proposed landscaping and site improvements will bring the site into compliance with zoning code standards and improve upon the appearance of the site. In addition, the property's use as a school is compatible with the surrounding residential uses as well as the large public park that is adjacent to the site.

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

The site is currently served by existing utility infrastructure.

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

The proposed use is not expected to contribute to traffic congestion in the public streets. There are currently 105 vehicle spaces on the site and the applicant is proposing 86 after the lots are restriped. While the proposed number of vehicle stalls exceeds the maximum allowed parking under the zoning code of 50 spaces (two per classroom), the property has nonconforming rights to exceed their maximum parking requirement and provide up to 105 spaces based on its previous use as a school. All proposed parking stalls meet the City's dimension and design requirements.

There are currently zero bicycle parking spaces on-site and the City requires three per classroom, or 75 total, 38 of which must be within 50 feet of the principal entrance to meet the standards for short-term bicycle parking. MPS is proposing a total of 88 bicycle parking spaces of which 44 are within 50 feet of the main entrance on 5th Street NE.

The school is required to have 2 small loading spaces per the zoning code. The applicant has designated a place for two small loading spaces in the 5th Street NE parking lot near the building and not interfering with any required drive aisles or parking areas.

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

The site is designated as Urban Neighborhood in *The Minneapolis Plan for Sustainable Growth*. The Urban Neighborhood designation is described as predominantly residential. It also includes other, neighborhood-serving semi-public uses, such as schools, community centers, religious institutions,

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

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Public Services and Facilities Policy 5.1: Coordinate facility planning among city departments and public institutions.

- 5.1.1 Encourage communication and coordination among city departments, Hennepin County, Minneapolis Park and Recreation Board, and Minneapolis Public Schools to share use of facilities.
- 5.1.2 Explore opportunities for co-location of public services where appropriate.
- 5.1.3 Work with all partner agencies, including City departments, to ensure that facility planning is consistent with the land use policies of The Minneapolis Plan.

Public Services and Facilities Policy 5.2: Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city.

- 5.2.1 Work with institutions to ensure that school facilities are safe, accessible, and functionally appropriate for a diverse array of educational programs.
- 5.2.2 Encourage new educational institutions to locate in existing school buildings, or at sites that take advantage of proximity to transit such as neighborhood commercial nodes or commercial and community corridors.
- 5.2.8 Provide infrastructure (sidewalks, crosswalks, signage, etc), education, and enforcement to ensure safe routes to neighborhood schools.

Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.

- 8.7.1 Protect historic resources from demolition and explore alternatives to demolition.

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

- 10.8.8 Appropriate non-residential land uses, such as institutional, public and suitable commercial uses, should be integrated into low density residential areas through proper building location and design, landscaping, and other site improvements.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.

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

Land use applications which include parking lots with four or more spaces are subject to the landscaping, screening, and curbing requirements in Chapter 530, Site Plan Review. The proposed landscape plan needs to be updated with the applicant's latest site plan. In addition, the plan must be updated so that it is scaled and dimensioned and demonstrates compliance with the requirements that all parking spaces be within 50 feet from the center of an on-site deciduous tree, and that not less than one tree shall be provided for each twenty-five linear feet or fraction thereof of parking lot frontage. In addition, the proposed plans do not show a three-foot screen along the entirety of the Spring Street parking area. However, staff finds the proposed plans to be acceptable given the existing berm and landscaped area, which is approximately 42 feet wide in this location. As conditioned, the proposal for the requested Conditional Use Permit will comply with all provisions of the RIA Single-Family District.

In addition, the City Planning Commission shall consider the following specific development standards for a School, Grades K-12:

- 1. *The use shall include a regular course of study accredited by the State of Minnesota.*

Webster School will be a public elementary school operated by Minneapolis Public Schools and accredited by the State of Minnesota.

- 2. *To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.*

No new construction or additions to the existing building are proposed.

- 3. *An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.*

As conditioned, the landscaping and screening enhancements on all three sides of the property will ensure that there are appropriate transitions between the facility and adjacent properties.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow school for students in preschool through grade 5 in an existing building at the property located at 425 5th Street Northeast, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. All site improvements shall be completed by June 9, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. All signs are expected to comply with Chapter 543 of the Zoning Code. All new signage requires a separate permit from CPED.
4. CPED staff review and approval of the final site, lighting, and landscaping plans.
5. All parking spaces shall be located within fifty feet of the center of an on-site deciduous tree.
6. Not less than one tree shall be provided for each twenty-five linear feet or fraction thereof of parking lot frontage.
7. The parking lot shall be resurfaced and restriped as required by Chapter 541 of the zoning code.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Oblique aerial photo
4. Survey
5. Site plan
6. Plans
7. Building elevations
8. Photos

CONDITIONAL USE PERMIT APPLICATION

STATEMENT OF PROPOSED USE

Webster School was originally constructed as an elementary school in 1973. An addition was constructed in 1991. Webster was closed as a school and converted to administrative offices in 2006. The building has been essentially unoccupied during the last few years. Minneapolis Public Schools is going to re-open the building as an elementary school for students in preschool through the 5th grade. The project will mostly involve interior remodeling. Exterior work will include new signage, a trash enclosure, resurfacing of existing parking lots, and screening for roof mounted mechanical equipment.

CONDITIONAL USE PERMIT APPLICATION

SYNOPSIS OF OPERATIONS

Number of students anticipated: 460, Grades K – 5

Number of staff anticipated: 40

Number of buses anticipated: 6-8 in the morning and 6-8 in the afternoon. They will drop off and pick up along 5th St NE, near the main entrance to the building.

Description of traffic flow: Webster School is located at the intersection of 5th St NE and Spring St NE in Minneapolis. There will be a small amount of staff and visitor parking near the main entrance in a parking lot off of 5th St NE. There is a parking lot off of Spring St NE that will provide additional parking and will be the parent drop-off/pick up location. There is a park to the south and east.

CONDITIONAL USE PERMIT APPLICATION

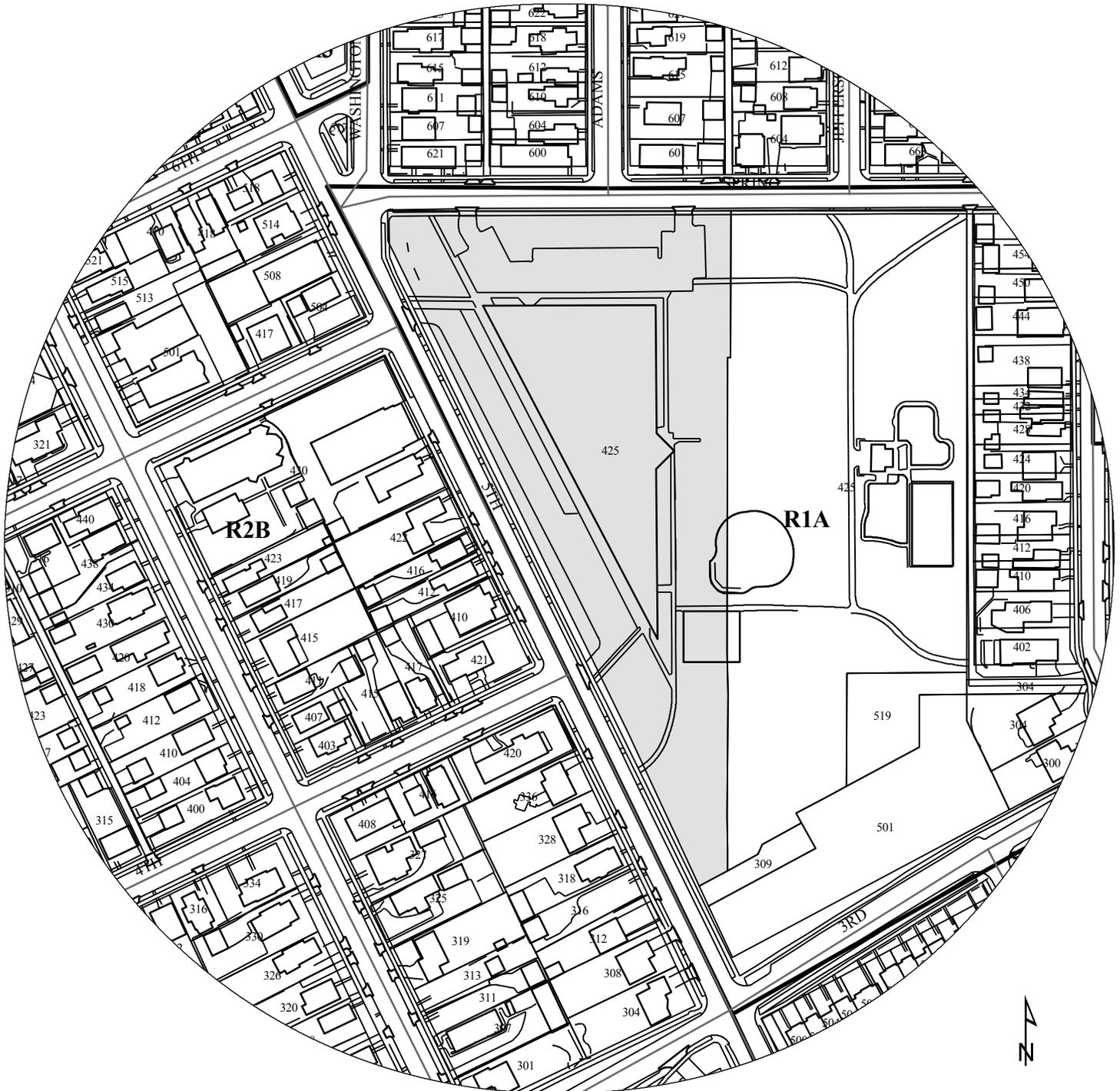
CONDITIONAL USE PERMIT DESCRIPTION

The Webster School project at 425 5th Street NE in Minneapolis MN comply with the following:

- The conditional use of the facility as a school, will not be detrimental to or endanger the public health, safety, comfort or general welfare
- The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district
- It has Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
- Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
- The conditional use is consistent with the applicable policies of the comprehensive plan.
- The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
425 5th Street NE

FILE NUMBER
BZZ-6538



NE 6th Ave

NE Spring St

NE 5th Ave

NE 5th St

NE 4th Ave

NE

St Anthony Park

DESCRIPTION OF PROPERTY SURVEYED

Block 29, Lots 16-30, Block 27 and Lots 8-11, Block 28 and that part of Lot 12, said Block 28, lying west of the southerly extension of the center line of said Lot 12, said Block 28, Sibley Addition to St. Anthony, according to the recorded plat thereof, Hennepin County, Minnesota. Together with vacated streets and alleys that accrue thereto by reason of the vacation thereof.

That part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 29, Range 24, Hennepin County, Minnesota, lying southeasterly of the southeasterly line of said Lot 12, Block 28, Sibley Addition to St. Anthony, lying westerly of the southerly extension of said center line of the north-south alley in Block 28, and lying northwesterly of the northwesterly line of Outlot A, St. Anthony East, according to the recorded plat thereof, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

The original plat of Sibley Addition to St. Anthony was filed of record on July 6, 1857 and a copy filed on June 16, 1958.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System

UTILITY NOTES

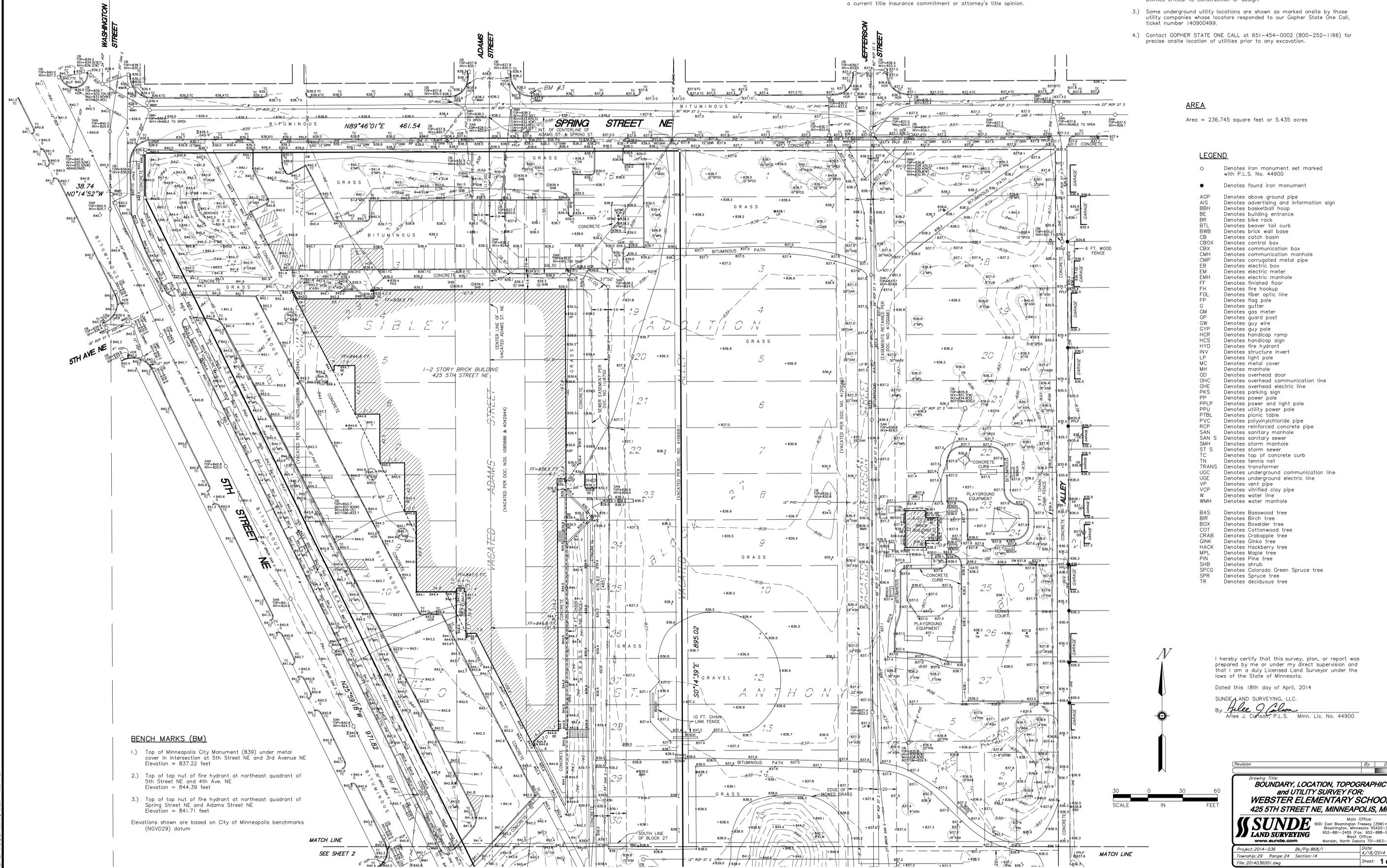
- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 140900499.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Area = 236,745 square feet or 5.435 acres

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument
- AGP Denotes above ground pipe
- AIS Denotes advertising and information sign
- BH Denotes basketball hoop
- BE Denotes building entrance
- BR Denotes bike rack
- BTL Denotes beaver tail curb
- BWB Denotes brick wall base
- CB Denotes catch basin
- CBOX Denotes control box
- CBX Denotes communication box
- CMH Denotes communication manhole
- CMP Denotes corrugated metal pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- FF Denotes finished floor
- FH Denotes fire hookup
- FOL Denotes fiber optic line
- FP Denotes flag pole
- G Denotes gutter
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- GYP Denotes guy pole
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MC Denotes metal cover
- MH Denotes manhole
- OD Denotes overhead door
- GHC Denotes overhead communication line
- OHE Denotes overhead electric line
- PKS Denotes parking sign
- PP Denotes power pole
- PPLP Denotes power and light pole
- PPU Denotes utility power pole
- PTBL Denotes picnic table
- PVC Denotes polyvinylchloride pipe
- RCF Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- STS Denotes storm sewer
- TC Denotes top of concrete curb
- TN Denotes tennis net
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VP Denotes vent pipe
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WMH Denotes water manhole
- BAS Denotes Basswood tree
- BIR Denotes Birch tree
- BOX Denotes Boxelder tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- GNK Denotes Ginkgo tree
- HACK Denotes Hackberry tree
- MPL Denotes Maple tree
- PNL Denotes Pine tree
- SHB Denotes shrub
- SPCC Denotes Colorado Green Spruce tree
- SPR Denotes Spruce tree
- TR Denotes deciduous tree



BENCH MARKS (BM)

- Top of Minneapolis City Monument (839) under metal cover in intersection at 5th Street NE and 3rd Avenue NE. Elevation = 837.22 feet
- Top of top nut of fire hydrant at northeast quadrant of 5th Street NE and 4th Ave. NE. Elevation = 844.39 feet
- Top of top nut of fire hydrant at northeast quadrant of Spring Street NE and Adams Street NE. Elevation = 841.71 feet

Elevations shown are based on City of Minneapolis benchmarks (NVD29) datum

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 18th day of April, 2014
 SUNDE AND SURVEYING, L.L.C.
 By: *Allen J. Sunde*
 Allen J. Sunde, P.L.S. - Minn. Lic. No. 44900

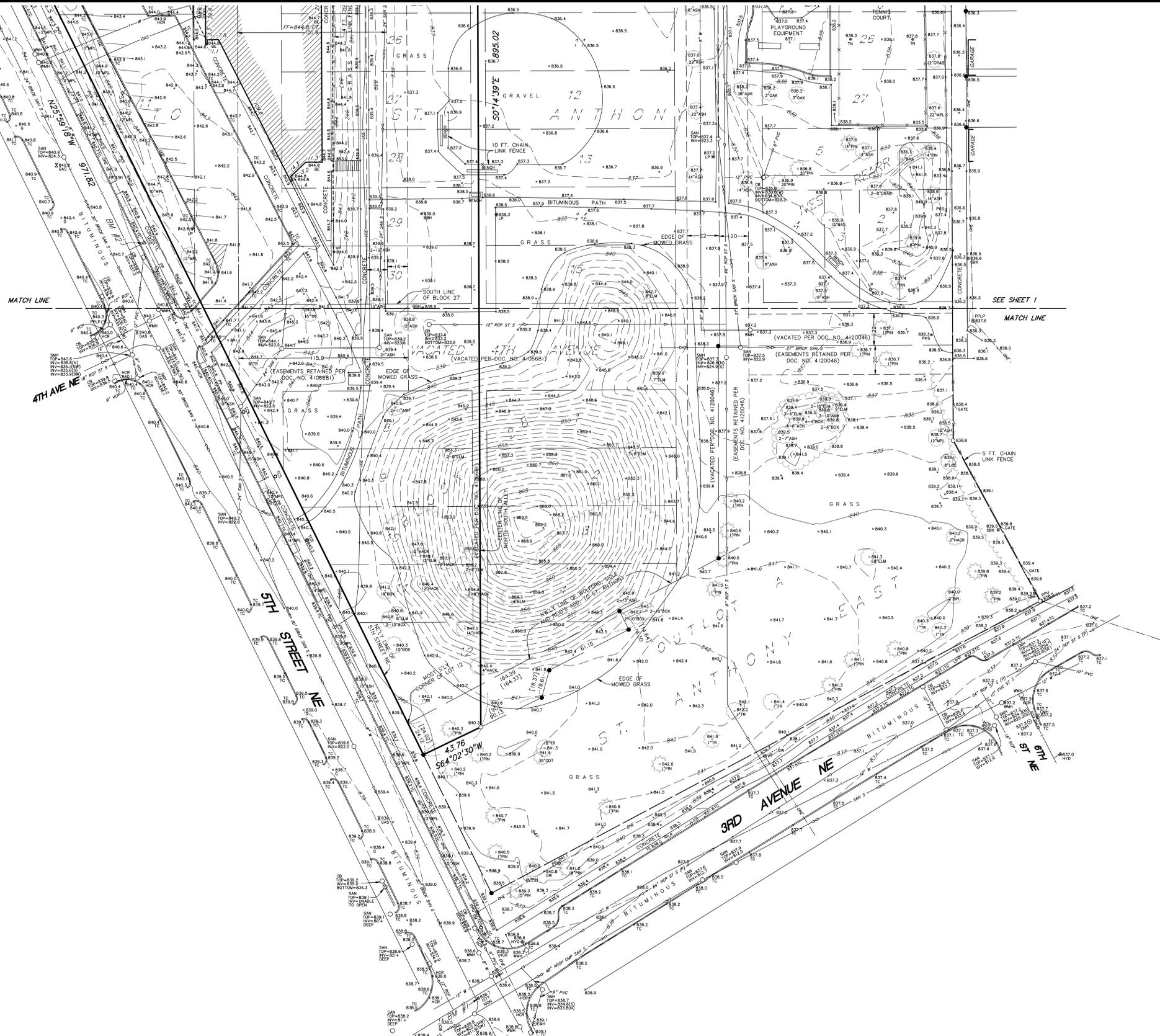
Revision: _____ By: _____ Date: _____

Drawing Title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
 and UTILITY SURVEY FOR:
 WEBSTER ELEMENTARY SCHOOL
 425 5TH STREET NE, MINNEAPOLIS, MN**

SUNDE
 LAND SURVEYING

9001 East Bloomington Freeway (35W) & Suite 118
 Bloomington, Minnesota 55420-3435
 952-881-2405 (Fax: 952-888-0026)
 West Office:
 www.sunde.com
 Mandan, North Dakota 58550-5562

Project: 2014-036 Bk/Plat: 868/1 Date: _____
 Township: 29 Range: 24 Section: 14 4/18/2014
 File: 201403601.dwg Sheet: **1 of 2**



LEGEND

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- BENCH MARKS (BM)**
- 1.) Top of Minneapolis City Monument (839) under metal cover in intersection at 5th Street NE and 3rd Avenue NE
Elevation = 837.22 feet
 - 2.) Top of top nut of fire hydrant at northeast quadrant of 5th Street NE and 4th Ave. NE
Elevation = 844.39 feet
 - 3.) Top of top nut of fire hydrant at northeast quadrant of Spring Street NE and Adams Street NE
Elevation = 841.71 feet
- Elevations shown are based on City of Minneapolis benchmarks (NGVD29) datum

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Dated this 18th day of April, 2014

Certified by: Arlene J. Carlson
Arlene J. Carlson, P.L.S. Minn. Lic. No. 44900

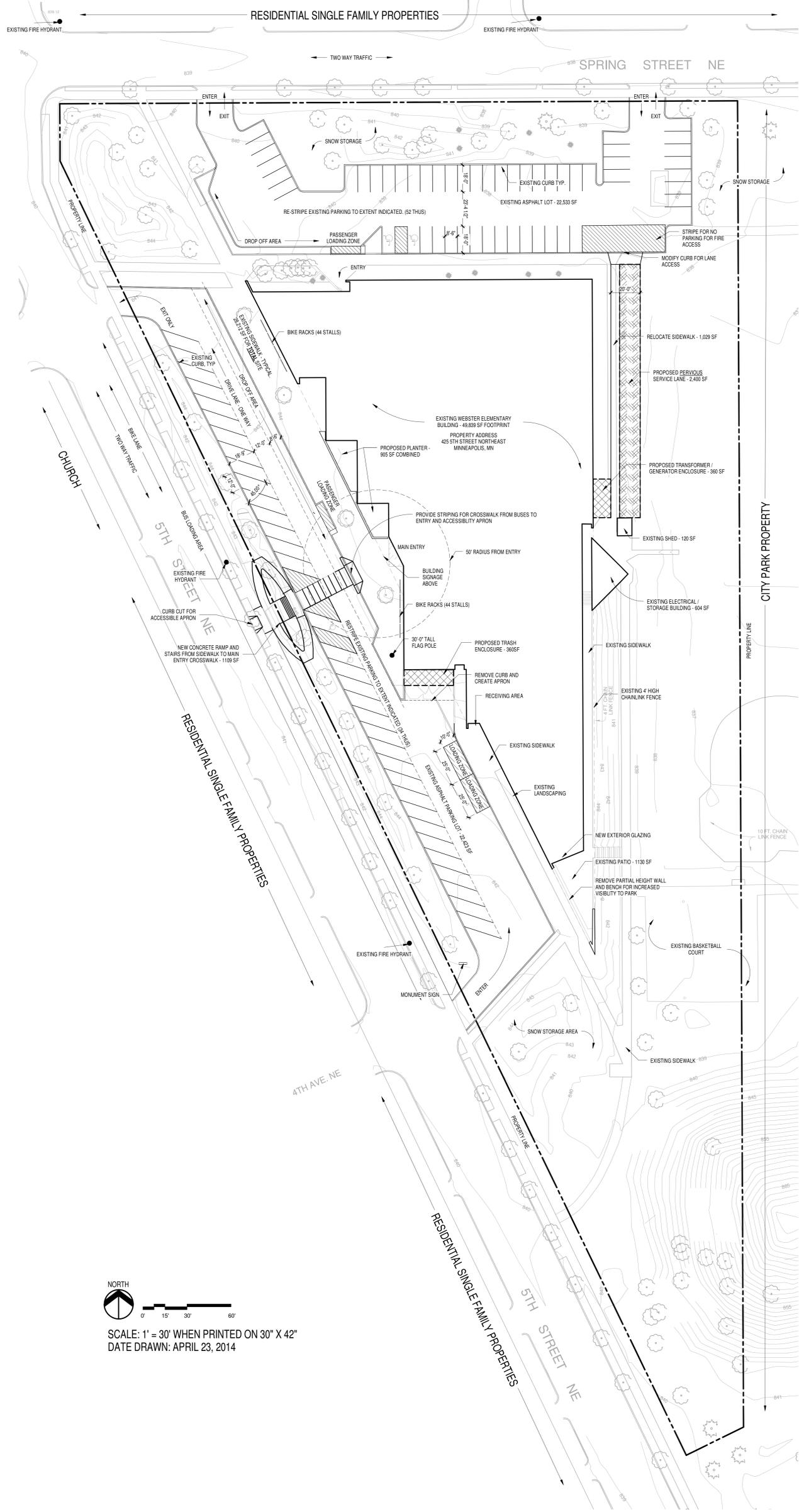


SUNDE LAND SURVEYING

Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office: Mandan, North Dakota 701-663-5562

File: 2014036001.dwg

Sheet: **2 of 2**



NORTH
 0' 15' 30' 60'
 SCALE: 1" = 30' WHEN PRINTED ON 30" X 42"
 DATE DRAWN: APRIL 23, 2014

AS101

DD PRICING SET

ISSUE DATE	05/12/2014	ISSUE DATE	05/12/2014
ISSUE DESCRIPTION	V.P.	ISSUE DESCRIPTION	V.P.
PROJECT #	05131182	CHECKED BY	V.P.
SHEET TITLE	SITE PLAN	PROJECT #	05131182

MINNEAPOLIS PUBLIC SCHOOLS
 Urban Education Global Campus

WEBSTER ELEMENTARY FY2015 CONVERSION TO K5-3K PROTOTYPE

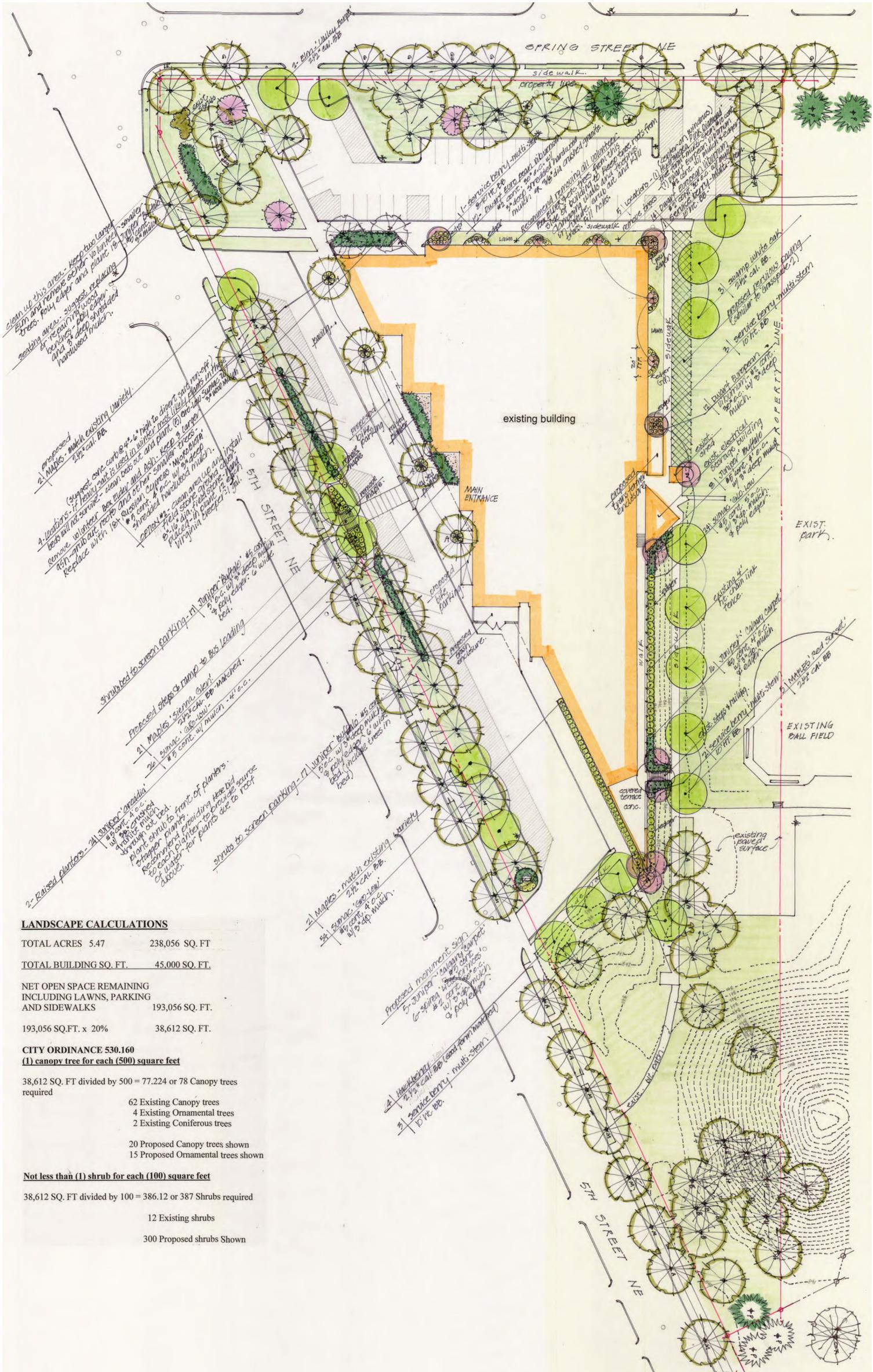
425 5th Street NE
 Minneapolis, MN

TSP, Inc.
 18707 Old Excelsior Blvd.
 Minneapolis, MN 55345
 phone: (612) 474-3891
 fax: (612) 474-3898
 www.teamtsp.com

Architecture
 Engineering
 Planning

NOT FOR CONSTRUCTION





LANDSCAPE CALCULATIONS

TOTAL ACRES	5.47	238,056 SQ. FT.
TOTAL BUILDING SQ. FT.		45,000 SQ. FT.

NET OPEN SPACE REMAINING INCLUDING LAWNS, PARKING AND SIDEWALKS	193,056 SQ. FT.
193,056 SQ. FT. x 20%	38,612 SQ. FT.

CITY ORDINANCE 530.160
(1) canopy tree for each (500) square feet

38,612 SQ. FT divided by 500 = 77.224 or 78 Canopy trees required
62 Existing Canopy trees
4 Existing Ornamental trees
2 Existing Coniferous trees
20 Proposed Canopy trees shown
15 Proposed Ornamental trees shown

Not less than (1) shrub for each (100) square feet

38,612 SQ. FT divided by 100 = 386.12 or 387 Shrubs required
12 Existing shrubs
300 Proposed shrubs Shown

L-101

ISSUE DATE: 4/22/14
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT #: 05131182
 SHEET TITLE: LANDSCAPE PLAN

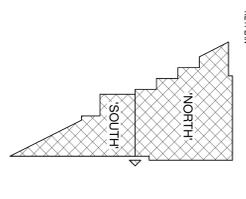
MINNEAPOLIS PUBLIC SCHOOLS
 Urban Education, Global Citizens

SSD #1 MINNEAPOLIS PUBLIC SCHOOLS

WEBSTER ELEMENTARY FY2015 CONVERSION TO K5-3K PROTOTYPE

425 5th Street NE
 Minneapolis, MN

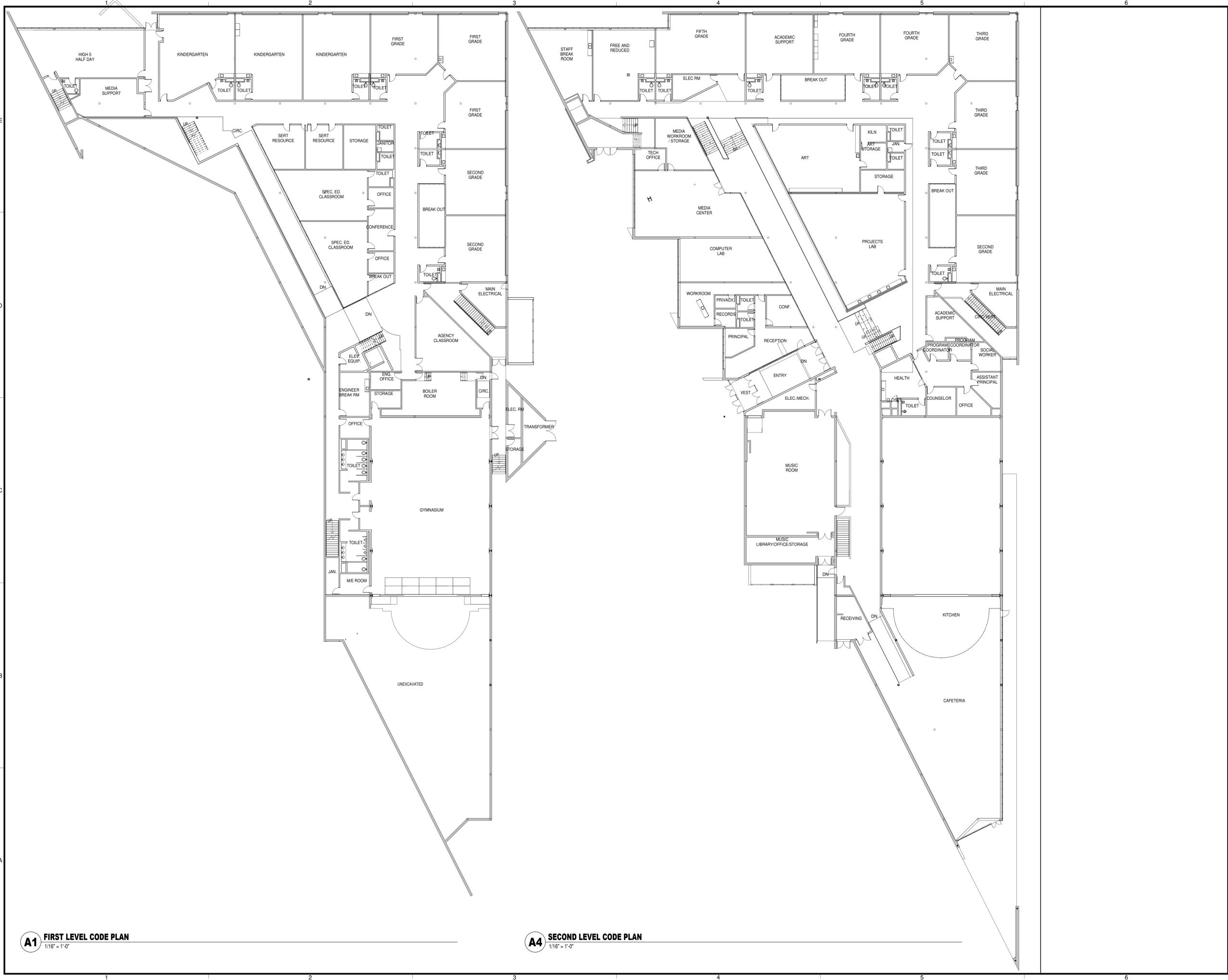
NOT FOR CONSTRUCTION



CONSULTANTS: Architecture, Engineering, Planning

TSP, Inc.
 18707 Old Excelsior Blvd.
 Minneapolis, MN 55345
 phone: (612) 474-3891
 fax: (612) 474-3898
 www.teamtsp.com

TSP



A1 FIRST LEVEL CODE PLAN
1/16" = 1'-0"

A4 SECOND LEVEL CODE PLAN
1/16" = 1'-0"

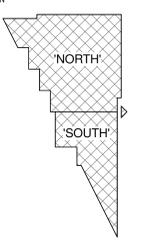
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4/23/2014 10:28:25 AM

TSP
To Solve. To Excel. Together.
TSP, Inc.
18707 Old Excelsior Blvd.
Minneapolis, MN 55345
phone: (952) 474-3291
fax: (952) 474-3928
www.teamtsp.com

Architecture
Engineering
Planning

CONSULTANTS

KEYPLAN



**NOT FOR
CONSTRUCTION**

PROJECT TITLE



MINNEAPOLIS
PUBLIC SCHOOLS
Urban Education. Global Citizens.

**SSD #1 MINNEAPOLIS
PUBLIC SCHOOLS**

**WEBSTER
ELEMENTARY FY2015
CONVERSION TO
K5-3K PROTOTYPE**

425 5th Street NE
Minneapolis, MN

ISSUES

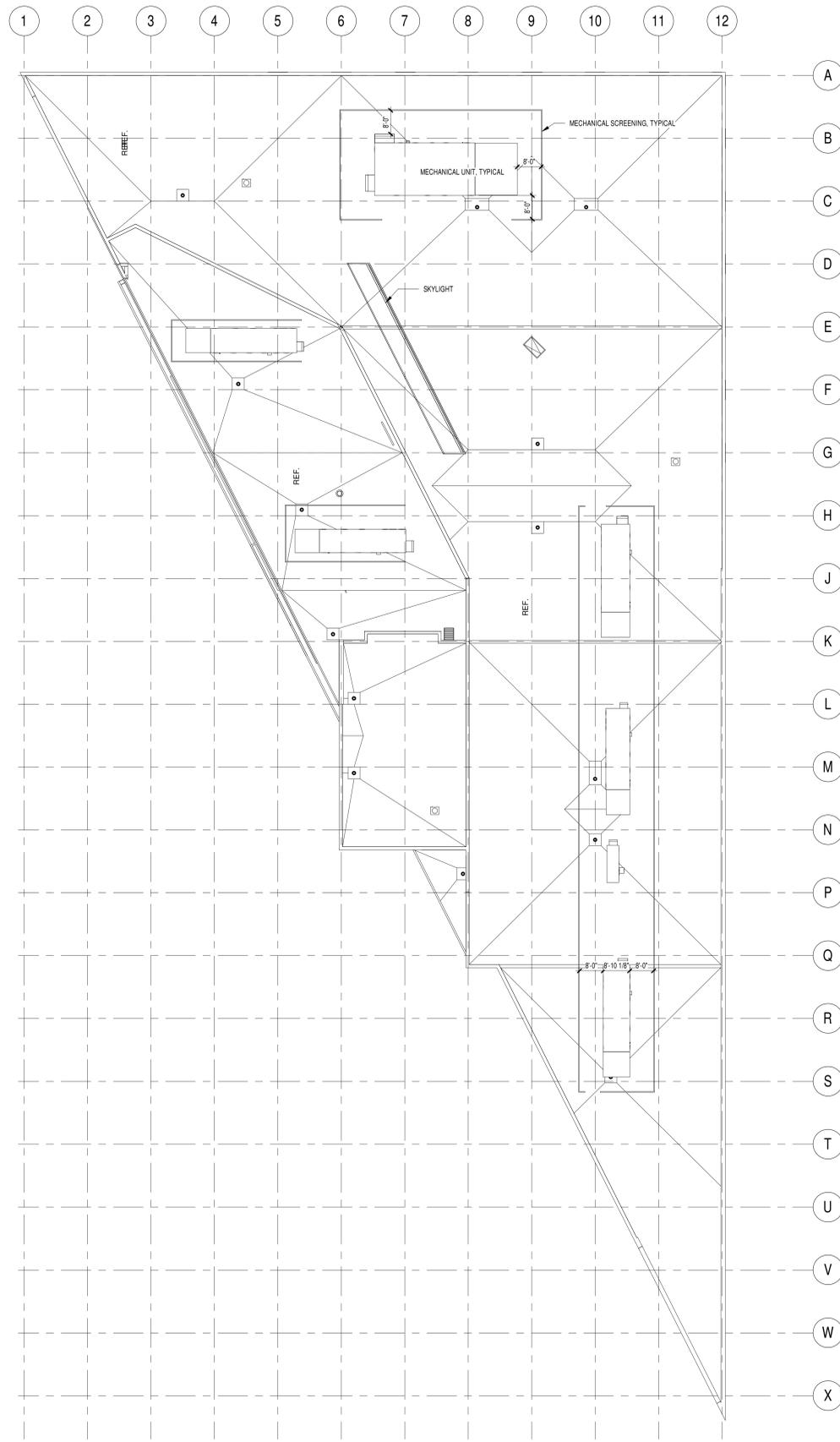
MARK	DATE	DESCRIPTION
ISSUE DATE	4/22/14	DRAWN BY VJP
PROJECT #	05131182	CHECKED BY VJP
SHEET TITLE	OVERALL PLANS	

SHEET NUMBER
G-101

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1 ROOF PLAN
1" = 20'-0"

GENERAL NOTES: ROOF PLAN

- A. ALL SURFACES DAMAGED DURING DEMOLITION SHALL BE REPAIRED FOR APPLICATION OF NEW FINISHES OR PATCHED TO MATCH EXISTING.
- B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WHICH ARE TO MATCH EXISTING CONSTRUCTION. CONTACT A/E WITH DISCREPANCIES.
- C. MODIFICATIONS TO EXISTING ROOF TO BE DONE BY CERTIFIED INSTALLER TO AVOID WARRANTY ISSUES.
- D. MINIMUM INSULATION THICKNESS OF 2" AT ROOF DRAINS.

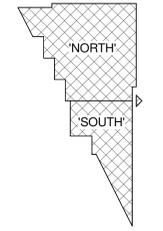


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Architecture
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KEYPLAN



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PROJECT TITLE



MINNEAPOLIS
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ISSUE DATE	DRAWN BY	
05/12/2014	Author	
PROJECT #	CHECKED BY	
05131182	Checker	
SHEET TITLE		

ROOF PLAN

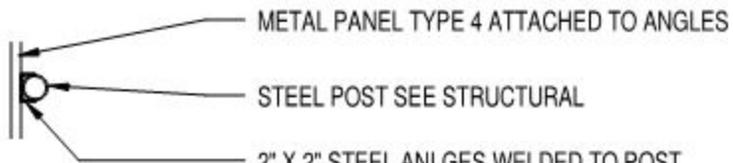
SHEET NUMBER

AR131

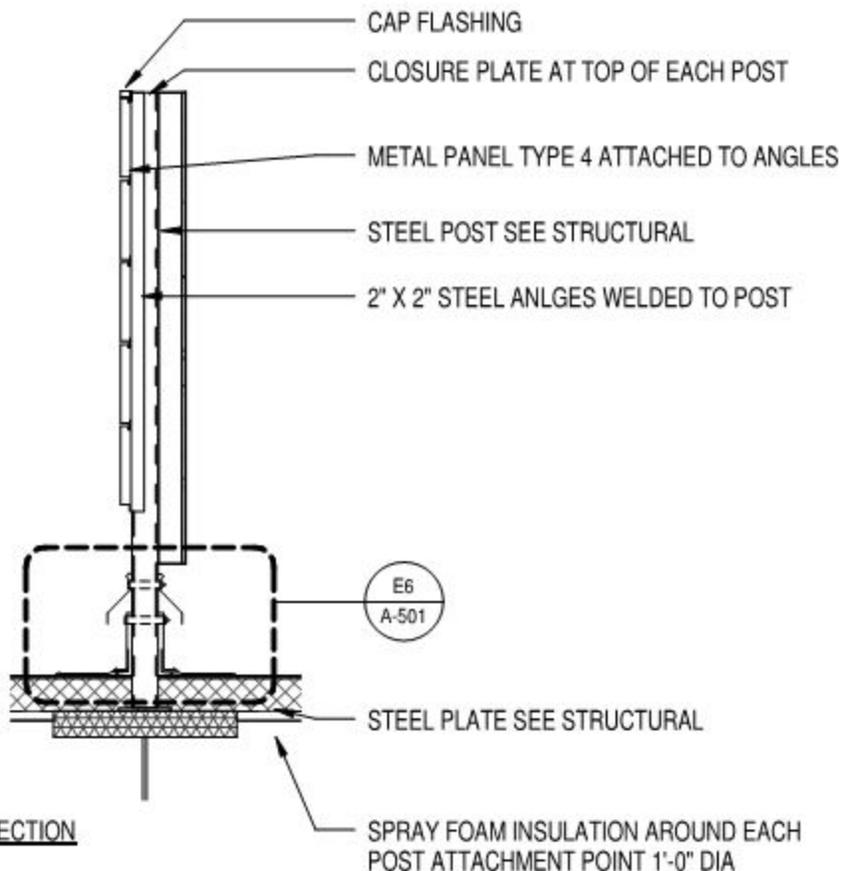
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DD PRICING SET

PLAN VIEW



SECTION

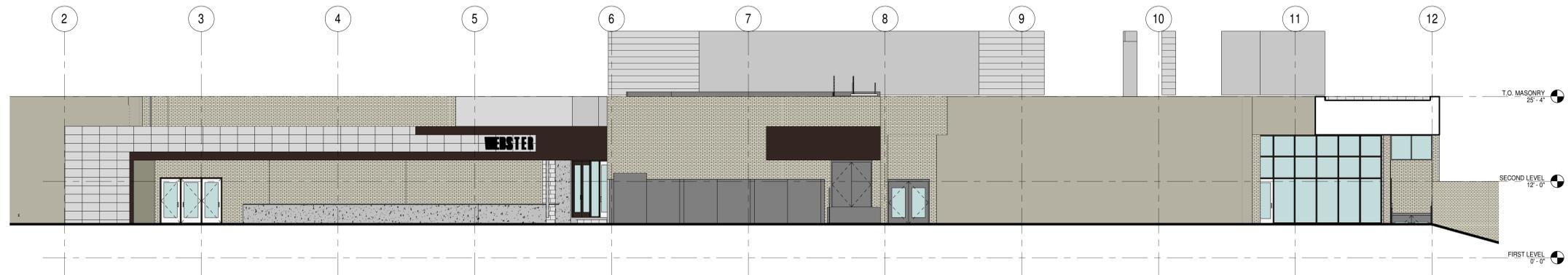


E2

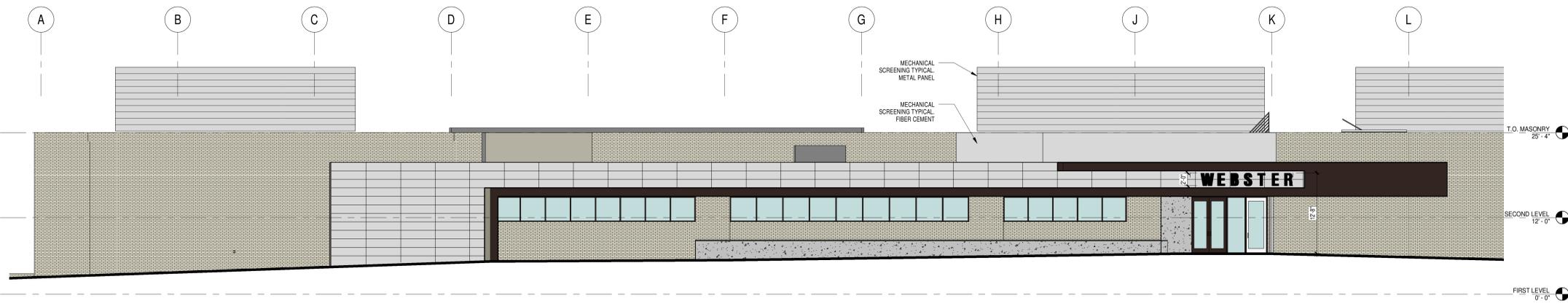
SECTION THROUGH SCREEN WALL

1/2" = 1'-0"

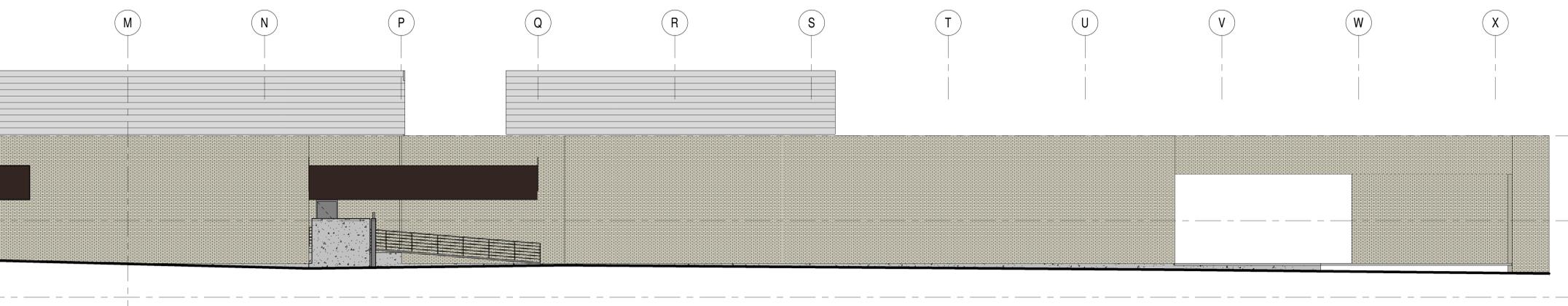
COLORED ELEVATIONS



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION - NORTH PORTION
1/8" = 1'-0"



WEST ELEVATION - SOUTH PORTION
1/8" = 1'-0"

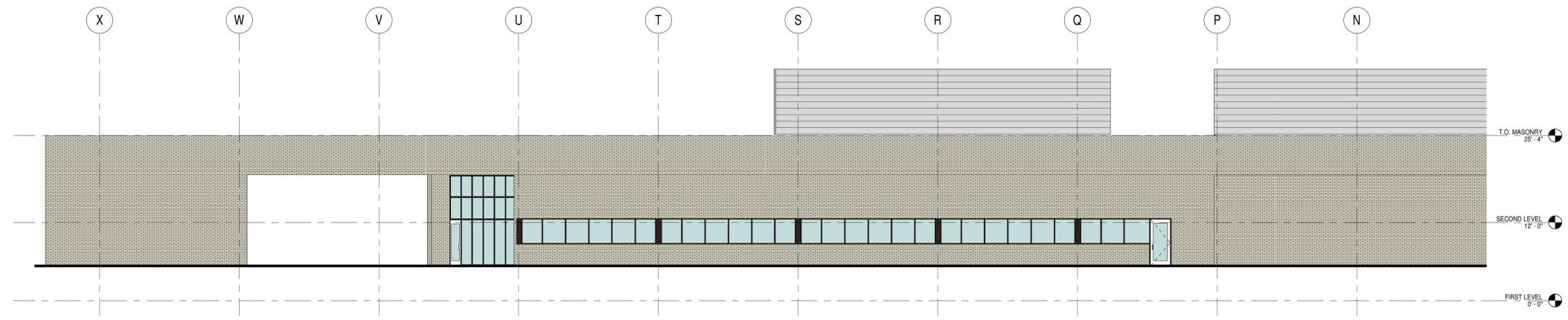
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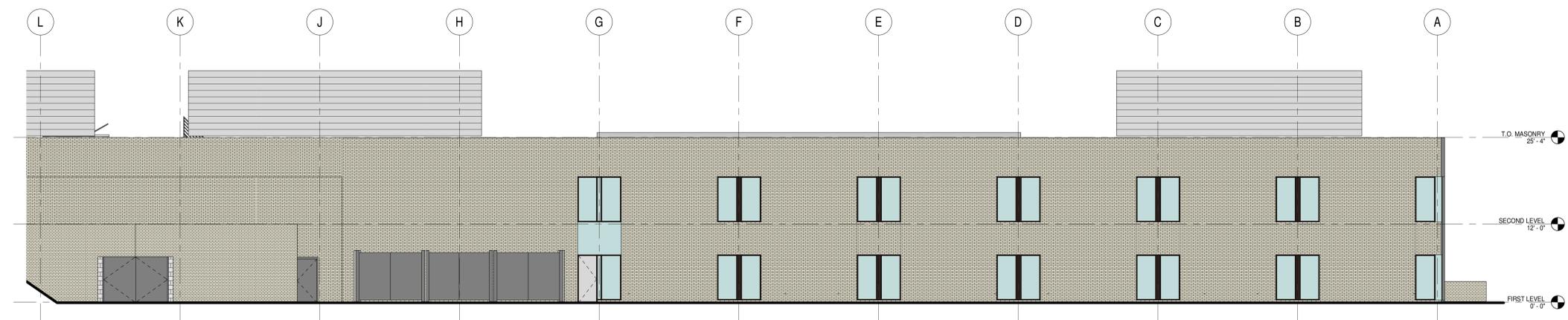


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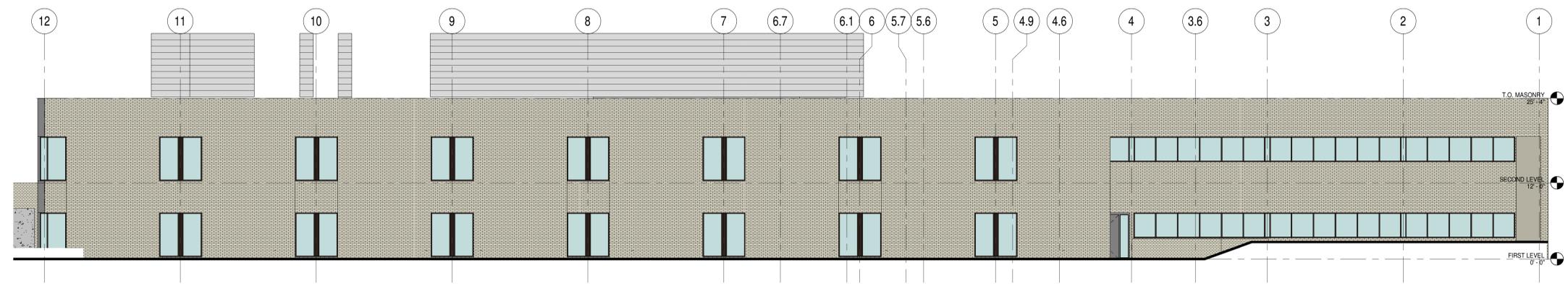
COLORED ELEVATIONS



EAST ELEVATION - A
1/8" = 1'-0"



EAST ELEVATION - B
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

SSD #1 MINNEAPOLIS PUBLIC SCHOOLS WEBSTER ELEMENTARY FY2015 CONVERSION TO K5-3K PROTOTYPE

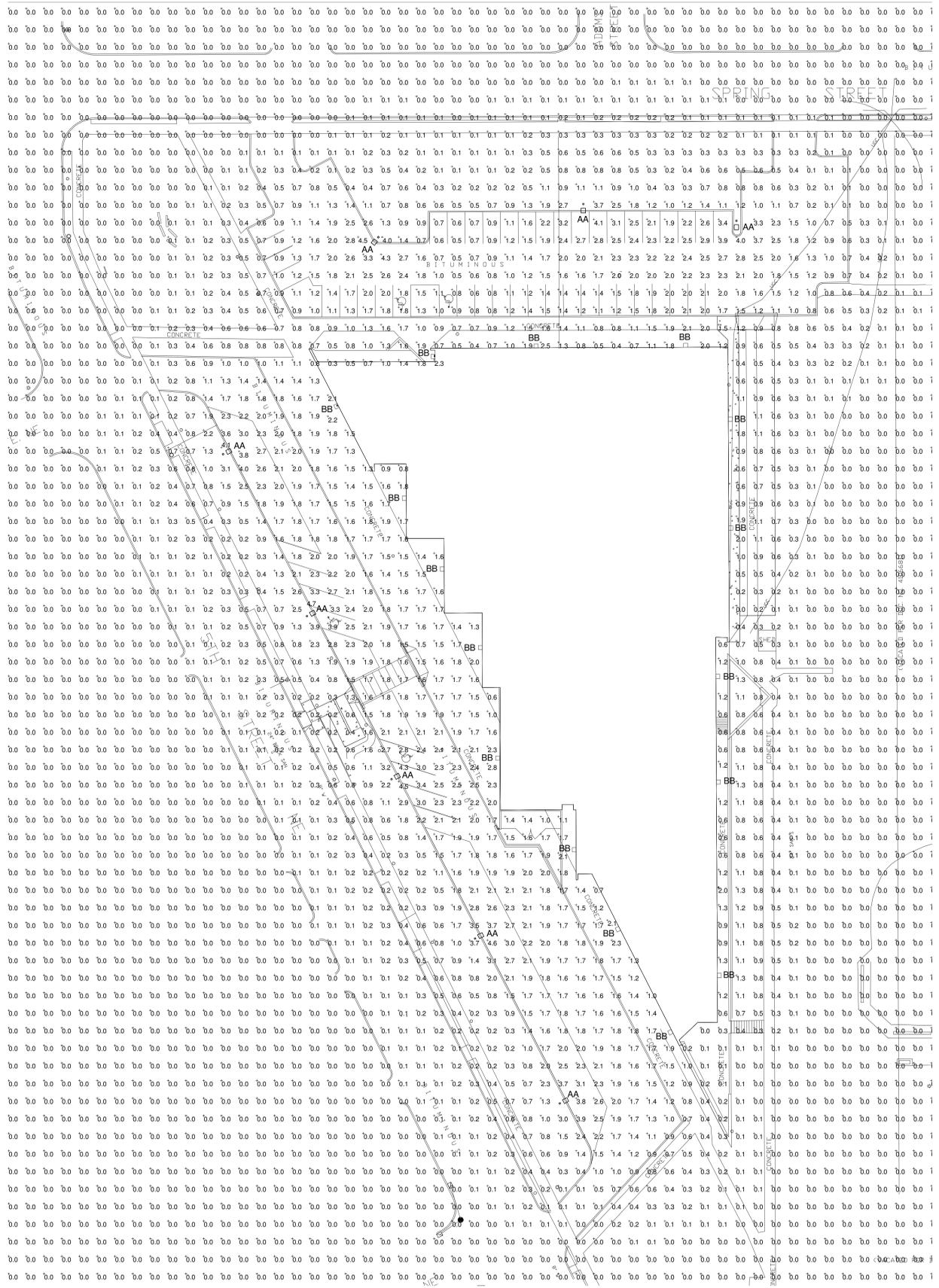
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Symbol	Label	Manufacturer	QTY	Catalog Number	Description	Lamp	Number of Lamps	Lumens per Lamp	LLF	Wattage
□ D	AA	LITHONIA	8	DSX1 LED 60C 1000 40K	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE TAM OPTIC, 4000K @ 1000lm	LED	1	18204.45	0.9	209
□	BB	LITHONIA	17	DSXW2 LED 20C 350 40K TAM MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED, 350MA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	2432.402	0.9	25

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Description							
Area Calculated @ Grade		0.3 ft	4.2 ft	0.0 ft	N/A	N/A	0.11



1 SITE LIGHTING CALCULATIONS
1" = 30'-0"

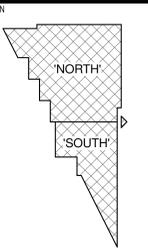
GENERAL NOTES:

A REFER TO LUMINAIRE SPECIFICATION SHEETS FOR TYPE 'AA' AND 'BB' LUMINAIRES.

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PROJECT TITLE



SSD #1 MINNEAPOLIS PUBLIC SCHOOLS

WEBSTER ELEMENTARY FY2015 CONVERSION TO K5-3K PROTOTYPE

425 5th Street NE
Minneapolis, MN

ISSUES

CUP	DATE	CUP APPLICATION	DESCRIPTION
MARK:			
ISSUE DATE	4/22/14	DRAWN BY	TKH
PROJECT #	05131182	CHECKED BY	NSW
SHEET TITLE			

ELECTRICAL SITE LIGHTING PLAN

SHEET NUMBER
ES101

CONDITIONAL USE PERMIT APPLICATION



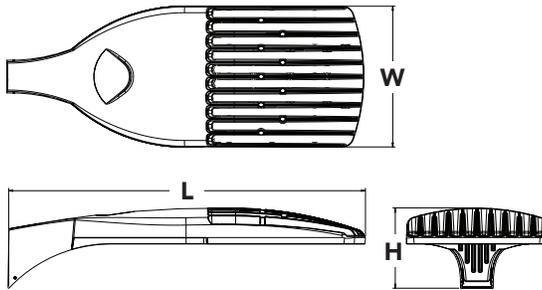
D-Series Size 1 LED Area Luminaire



d-series

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

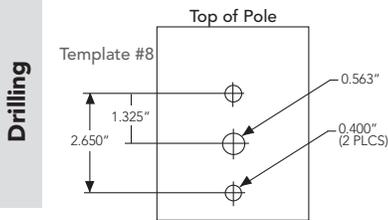
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX1 LED	Forward optics 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) Rotated optics 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT ² 120 ² 208 ² 240 ² 277 ² 347 ³ 480 ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁴ RPUMBA Round pole universal mounting adaptor ⁴	Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁵ DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM® (no controls) ⁶ DS Dual switching ^{7,8} PIR Motion sensor, 8-15' mounting height ⁹ PIRH Motion sensor, 15-30' mounting height ⁹ BL30 Bi-level switched dimming, 30% ^{8,10} BL50 Bi-level switched dimming, 50% ^{8,10}	Shipped installed HS House-side shield ¹¹ WTB Utility terminal block ¹² SF Single fuse (120, 277, 347V) ¹³ DF Double fuse (208, 240, 480V) ¹³ L90 Left rotated optics ¹⁴ R90 Right rotated optics ¹⁴	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBL BXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°**
DM49AS	4 at 90°**	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

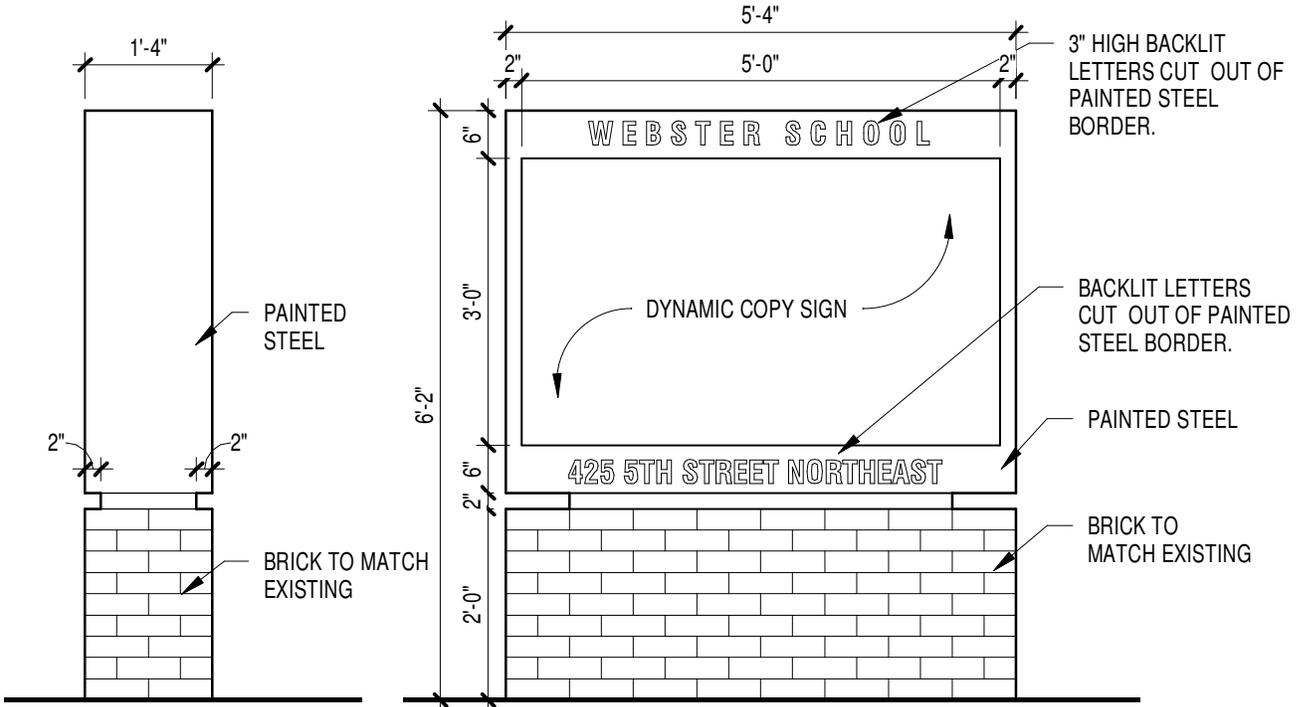
NOTES

- 1 Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- 3 Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
- 4 Available as a separate combination accessory: PUMBA (finish) U.
- 5 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- 6 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
- 7 Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
- 8 Requires an additional switched circuit.
- 9 PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- 10 Dimming driver standard. MVOLT only. Not available with DCR.
- 11 Also available as a separate accessory; see Accessories information.
- 12 WTB not available with DS.
- 13 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 14 Available with 60 LEDs (60C option) only.
- 15 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

Accessories <small>Ordered and shipped separately.</small>	DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁵
	DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁵
	DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁵
	SC U	Shorting cap ¹⁵
	DSX1HS 30C U	House-side shield for 30 LED unit
	DSX1HS 40C U	House-side shield for 40 LED unit
	DSX1HS 60C U	House-side shield for 60 LED unit
	PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.





MONUMENT SIGN



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PROJECT TITLE

**SSD #1 MINNEAPOLIS PUBLIC SCHOOLS
WEBSTER ELEMENTARY FY2015 CONVERSION
TO K5-3K PROTOTYPE**

425 5th Street NE
Minneapolis, MN

PROJECT #

05131182

DRAWN

VJP

CHECKED

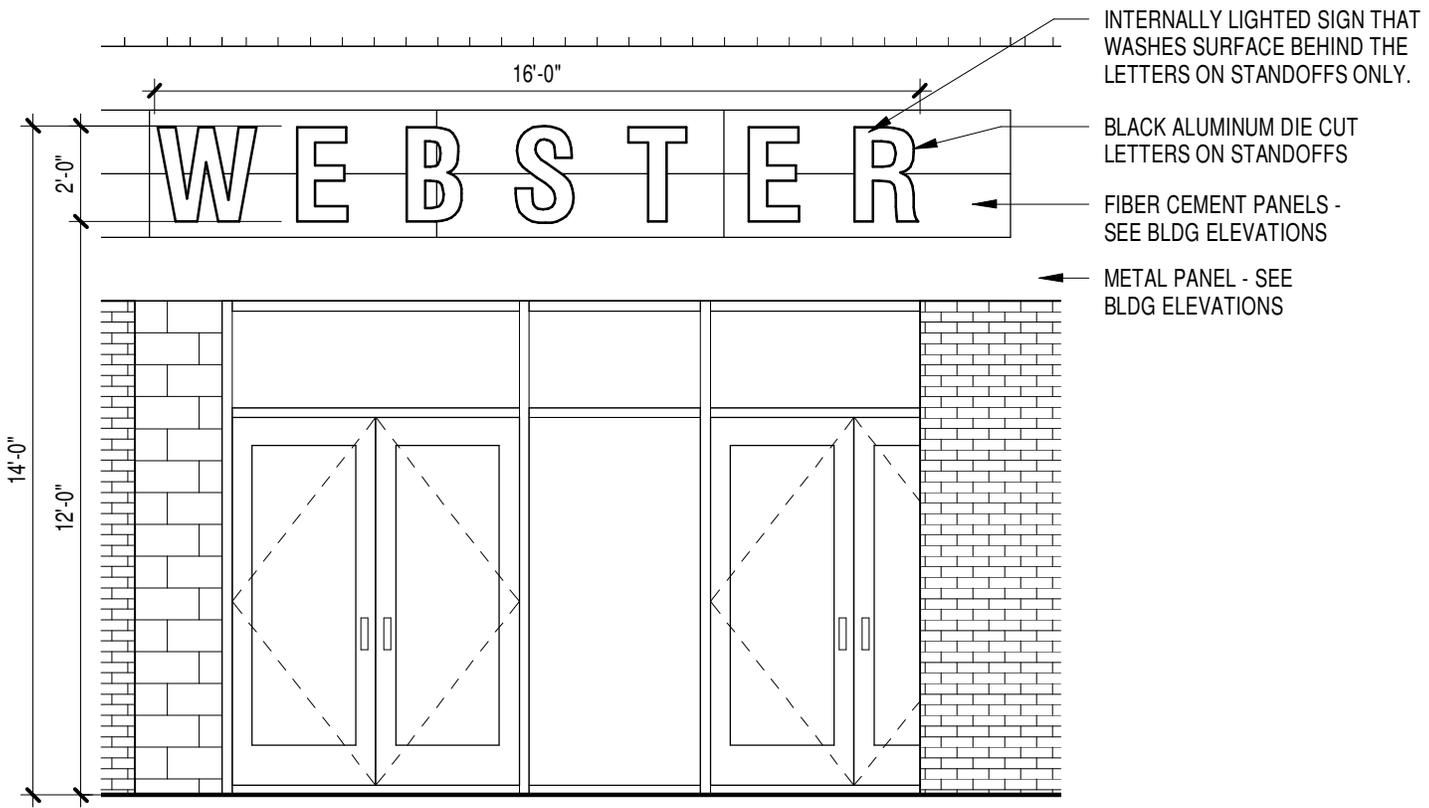
VJP

DATE

4/22/14

SHEET NAME

DTL-1



BUILDING SIGNAGE



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PROJECT TITLE
SSD #1 MINNEAPOLIS PUBLIC SCHOOLS
WEBSTER ELEMENTARY FY2015 CONVERSION
TO K5-3K PROTOTYPE
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PROJECT #	05131182
DRAWN	Author
CHECKED	Checker
DATE	4/22/14

SHEET NAME
DTL-2

CONDITIONAL USE PERMIT APPLICATION

PHOTOS OF EXISTING PROPERTY AND EXISTING STRUCTURES



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CONDITIONAL USE PERMIT APPLICATION

PHOTOS OF EXISTING PROPERTY AND EXISTING STRUCTURES



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4





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PHOTOS OF EXISTING PROPERTY AND EXISTING STRUCTURES



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CONDITIONAL USE PERMIT APPLICATION

PHOTOS OF EXISTING PROPERTY AND EXISTING STRUCTURES



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