Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Hilary Dvorak, Principal Planner, (612) 673-2639

DATE: June 26, 2014

SUBJECT: Southwest High School expansion

Southwest High School is located at 3414 West 47th Street. Minneapolis Public Schools is proposing to construct an addition to the existing building in the space between the east and west buildings where the existing single-story link is located. As part of the project approximately 12,400 square feet of the existing building will be removed. The total size of the addition will be approximately 60,346 square feet in size.

The expansion to the school is being done in anticipation of increased enrollment. Minneapolis Public Schools is going to build the addition in such a way that it could accommodate a fourth story. Any future expansion of the building would need to be reviewed when the specific details are known.

The site is located in both the R1 and the R1A zoning districts. To unify the property the applicant is proposing to rezone that portion of the lot located in the R1 zoning district to the R1A zoning district. The height limitation in the R1A zoning district is 2.5 stories or 35 feet. The proposed addition will be three stories in height. Height of a building is measured from the front center of the building. In this case the building height is measured from Abbott Avenue South. Given this and the grade change on the site the building height is technically 6 stories/76 feet.

The land use applications have been submitted and the project is tentatively scheduled for the August 11, 2014, City Planning Commission meeting. The required land use applications include:

- Rezoning of the western portion of the property located at 3414 47th Avenue West from the R1Single-family District to the R1A zoning district.
- Conditional use permit to allow an expansion to the existing K-12 school.
- Conditional use permit to increase the height of the building from the permitted 2.5 stories/35 feet to 6 stories/76 feet.
- Variance to increase the permitted floor area ratio of the building from .5 to 1.03 (the existing FAR is .87).
- Variance to increase the maximum impervious surface allowance from 65 percent to 84 percent (the existing is 81 percent).
- Variance to increase the maximum lot coverage allowance from 50 percent to 58 percent (the existing is 54 percent).
- Variance to reduce the required off-street parking requirement from 381 to 128 where 184 spaces are grandparented.
- Site Plan Review for an addition to an existing K-12 school.
- Vacation of the utility easement that extends through vacated Beard Avenue South.

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

June 13, 2014

Ms. Hilary Dvorak, Principal City Planner
Land Use, Design & Preservation
City of Minneapolis
Community Planning & Economic Development
250 South 4th Street- Room 300
Minneapolis, MN. 55415

Re: MPS Southwest High School Addition & Renovations
ATS&R Project Number: 14003

Dear Hilary:

The following written statement(s) are provided by ATS&R on behalf of the applicant, Minneapolis Public Schools, for the above referenced project.

The existing Southwest High School facility located at 3414 47th Avenue West will have a major addition occurring in the space between the east and west buildings where the single story 'link' is currently located. This addition will contain a 'commons', secure main entrance with administration, classrooms and a new media center. A second, smaller addition on the west side of the west building will provide additional academic areas and support facilities to the performing arts program. The existing lunchroom, kitchen, media center, and other portions of the east and west buildings, will be renovated. The intended goals of the expansion are first to provide 21st century learning spaces for the anticipated enrollment increase, improve classroom support spaces, enhance building security and prepare the building for the future.

In addition to the General Application requirements, following Specific Land Use Application(s) and required findings apply.

Conditional Use Permit-
A conditional use permit is required for a school in the existing zoning districts.
A response to the following required findings is provided:

(1) Finding- The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
Response- The school has been in this location in this community since the original construction in 1939-40, operating as an allowable use.

(2) Finding- 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.
Response- The school use is compatible with the surrounding residential community; Adding to the property values for quality educational opportunities to families in the

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8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
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immediate area and beyond. Quality schools attract families and development to the neighborhoods.

(3) Finding- Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
Response- Adequate utilities and infrastructure already exist on this site. Renovation of the existing school and additions, invests in an already developed property, maximizing utilization of limited funding from the taxpayers. The school is located in a mature neighborhood that is renewing itself as is the school. Existing streets surround the property, providing ready access.

(4) Finding- Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
Response- Students and staff are encouraged to find alternative means of transportation to the site, walking, biking, carpooling, and bus transit and drop-off. All result in less parking and congestion on the public streets. Metro transit provides scheduled service to established stops in the vicinity and from the site, eliminating the added congestion typical with school buses. Any congestion is limited primarily to drop-off and pick-up times which appear to be after or before the peak rush hours in the City.

(5) Finding-The conditional use is consistent with the applicable policies of the comprehensive plan.
Response- The school is an allowable use and contributes to the development within the comprehensive plan.

(6) Finding-The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
Response- The school use, unless modified by variance, conforms to applicable regulations in the R1 and/or R1A districts.

In addition, the following responses to findings are addressed for Increasing Maximum Height:

(1) Finding- Access to light and air of surrounding properties.
Response- Because the additions are placed strategically in areas of lesser impact on the building massing, their impact on their neighboring properties is minimized. The additions are planned vertically to 'stack' square footage and reduce the building footprint. The building additions are between buildings or in the case of the west addition, filling out the backside of the southwest corner.

(2) Finding- Shadowing of residential properties, significant public spaces, or existing solar energy systems.
Response- Shading and shadow studies have been prepared to confirm that adjacent residential properties will not be adversely affected. The only significant public space is the plaza we are creating on the south side of the new addition and main entrance to the Minneapolis Public Schools Southwest Commons. There are no existing solar energy systems that will be affected by the building additions. The west addition shadowing will not spill beyond the site.

(3) Finding- The scale and character of surrounding uses.
Response- The context of the surrounding is residential properties with the obvious exception of the tall, blank, non-descript bulk of the Century Link building across 47th

Street from the building addition.

(4) Finding- Preservation of views of landmark buildings, significant open spaces or water bodies.
Response- Although the school sits high in elevation relative to the south and particularly the east side, there are no views to be preserved of significant features and/or buildings.

Variances are needed for the following items, to which the same findings are required to be addressed (for the first variance listed, the findings are listed with the response, subsequent variances have just the response listed for the same findings):
A variance is required for the Floor Area Ratio: Allowed is 0.5 FAR or less. Existing is 0.87, Proposed will be 1.02% FAR.
Finding- Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.
Response- The property as it exists today has grown from subsequent additions to occupy a substantial footprint on the site. Portions of the school are 1, 2, or 3 stories and more depending upon the construction type and functional activities contained within the facility. If the school had been designed for multiple floors in subsequent additions, then the footprint would have been smaller and correspondingly the FAR less. The new addition is proposed to maximize the building square footage for classrooms and support spaces while maintaining the smallest footprint possible, even to the extent of demolition of portions of the existing so as to re-construct with the ability to extend up rather than out.
Finding- The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.
Response- Minneapolis Public Schools is aware of the FAR and the coverage of the site in this highly developed urban neighborhood. Southwest High School provides an excellent secondary program serving the Minneapolis community and families in the neighborhoods, attracting students to this location and accommodating those in the attendance boundary areas. Minneapolis Public Schools is strategically locating the additions to minimize impact on the site and the surrounding homes and also actively master planning the site for potential consolidation of the building footprint in the future.
Finding-The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.
Response- Based on the placement of the additions, the essential character of the school will not be adversely affected in fact just the opposite is anticipated that the additions will enhance the experience of coming to Southwest High School, give definition to the main secure entrance and join the existing east and west buildings more effectively and efficiently.

A variance is required for the percentage of impervious surface: Allowed is 65% or less. Existing is 81.2%, Proposed is 84.3%.
Response-
1. The percentage of impervious surface is being addressed by placing the major addition on an already, primarily hard surfaced area of concrete pavement including sidewalks and plaza leading to an existing link area between the existing east and west buildings. Besides building area, other significant impervious surface areas are provided for on-site vehicle parking and circulation. Minneapolis Public Schools have intended to provide as much on-site parking on-site as feasible to reduce congestion on City streets.
2. Minneapolis Public Schools proposes to continue the active use of the property which in its existing state already includes a significant % of impervious surface with a slight increase proposed.
3. The additional impervious surface area will have the storm water addressed by underground storm water storage with rate control and water quality. The essential character of the site will not be altered and the storm water management will be out-of-site.

A variance is required for the maximum lot coverage by building: Allowed is 50% or less. Existing is 54.1%, Proposed is 58.4%.
Response-
1. Current day high schools have enormous responsibilities and needs which translates into bigger buildings, and more square footage. High schools are Community Centers and fulfill many of the space needs for activities in the community, including community education and programming, health clinic, and various other program accommodations to serve the Minneapolis population. The lot coverage by building does not increase significantly from the existing conditions. A great deal of investment exists in the school facilities currently that will be improved by this work to assure Southwest High School's viability into the future. It requires these additions and renovations to address inadequate learning and support spaces currently.
2. Minneapolis Public Schools additions to Southwest High School consolidate new area to critical locations and build vertically to meet the required space needs versus spreading horizontally and encroaching on more lot area.
3. The addition(s) will not alter the essential character of the locality since the design suggests an infill approach to completing spaces between spaces (and/or buildings).

A variance is required for parking: Required is 1 parking space per classroom, plus one per five students of driving age attending the school. The existing (118) and proposed (130) parking is less than that number.
Response-
1. The projected parking number needed is difficult to pinpoint, other than to take a snapshot in time to determine how many students actually would be driving to school. Particularly, with a high school population that fluctuates with the number of driving age through the school year, not the same at the start of the year and the end of the year. Also, generational differences, weather, economics- to name a few factors that affect the actual drivers to the site.
2. Students and staff are encouraged to use alternative means to access the site. Those means as evidenced by observations on the site, include walking, biking, carpooling, Metro Transit and drop-off. Metro transit is used exclusively for busing on this site except for Special Program needs. A significant number of students are dropped off away from the immediate site and 'filter'

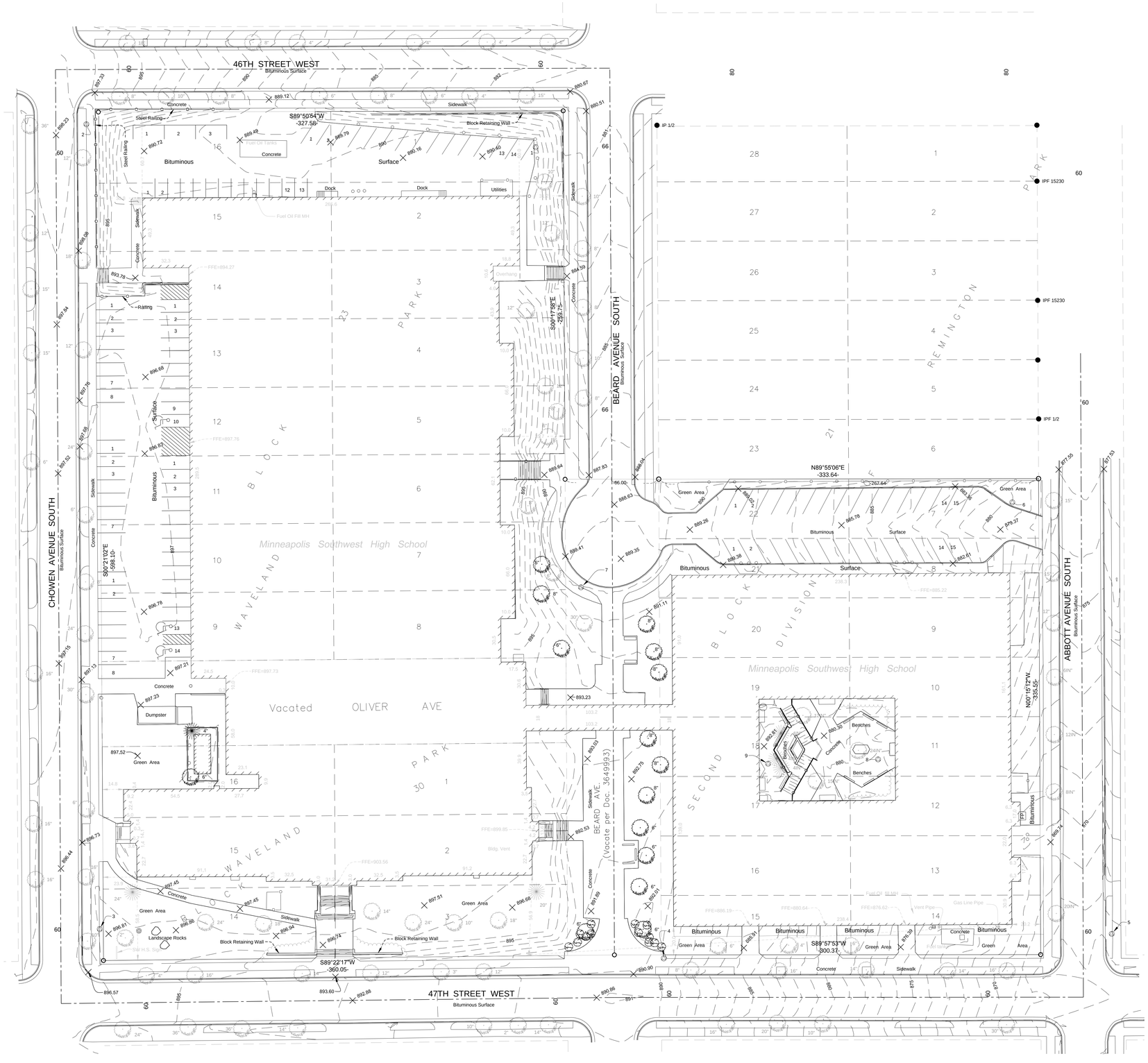
to the school. The actual number of additional drivers and /or parking spaces can only be projected based on past history but behavior patterns in the future may change the impact of the projected enrollment increase.
3. The existing site provides spaces for staff parking. The essential character of the locality will not change significantly with the potential additional student drivers. Much of the existing on street parking is controlled already by the City with limitations that apply and influence access choices to the school. Minneapolis Public Schools has diligently looked at all possible scenarios of increased parking on site including reworking existing parking lots, underground or ramp parking, and off site shared parking with community partners (specifically Century Link).

Sincerely,

Daniel C Moll, AIA
DCM/DMT

Enclosures: as part of the General Land Use Application
cc: Ken Karr, MPS Director of Facilities; Kenneth.Karr@mpls.k12.mn.us
David Richards, MPS CPPD Manager; David.Richards@mpls.k12.mn.us

Boundary and Topographic Survey ~FOR~ ATS&R, Inc.
~OF~ Minneapolis SW High School, Hennepin County, Minnesota



DESCRIPTION OF PROPERTY SURVEYED

Block 23, WAVELAND PARK, including the North Half of vacated Oliver Avenue lying between Blocks 23 and 30, WAVELAND PARK;

Together with:

Lots 1,2,3,14,15 and 16, Block 30 WAVELAND PARK, including the South Half of vacated Oliver Avenue lying between Blocks 23 and 30, WAVELAND PARK;

Together with:

The West Half of vacated Beard Avenue adjoining said Blocks 23 and 30, WAVELAND PARK, which lies northerly of the easterly extension of the south line of Lots 3 and 14, Block 30 WAVELAND PARK and southerly of the westerly extension of the north line of Lot 22, Block 21, Second Division of Remington Park as described in County Recorder Document No. 3649993;

Together with:

Lots 7 through 22 inclusive, Block 21, Second Division of Remington Park;

Together with:

The East Half of Vacated Beard Avenue adjoining said Block 21, Second Division of Remington Park which lies north of the westerly extension of the south line of said Block 21, and southerly of the north line of said Lot 22, Block 21 as described in County Recorder Document No. 3649993;

Subject to any easements, restrictions and reservations, if any.
All in Hennepin County, Minnesota

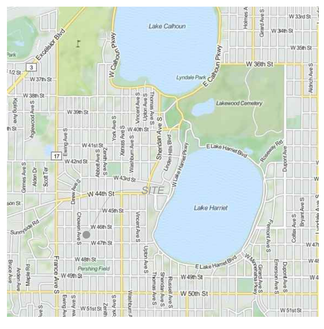
Note: This description was compiled based on documents obtained from a Title Search by others.

LEGEND

- Found Monument (As Noted)
- Set Iron Pipe marked with MN License No. 14889
- Horizontal & Vertical Control Point
- AC Air Conditioner
- EH Electric Hand Hole
- E Electric Manhole
- EM Electric Meter
- EO Electric Outlet
- EP Electric Pedestal
- Electric Transformer
- EV Electric Vault
- Light Pole
- Guy Wire
- Guy Pole
- Power Pole
- FH Fiber Optic Hand Hole
- F Fiber Optic Manhole
- FP Fiber Optic Pedestal
- FUG Underground Fiber Optic Warning Sign
- G Gas Manhole
- GM Gas Meter
- GAS Underground Gas Warning Sign
- Gas Valve
- Gas Vent
- G Gas Well
- PUG Underground Petroleum Warning Sign
- TH Telephone Hand Hole
- T Telephone Manhole
- TP Telephone Pedestal
- TUG Underground Telephone Warning Sign
- CO Sanitary Cleanout
- S Sanitary Manhole
- or Catch Basin [Round or Square]
- or Storm Drain [Round or Square]
- CV Cable TV Vault
- OE Overhead Electric
- UE Underground Electric
- OTV Overhead Cable TV
- UTV Underground Cable TV
- UF Underground Fiber Optic
- OT Overhead Telephone
- UT Underground Telephone
- UG Underground Gas
- Sanitary Sewer
- Storm Sewer
- Watermain
- Wood Fence
- Property Boundary
- Interior Lot Line
- Right of Way
- Retaining Wall [Stone]
- Retaining Wall [Block]
- Curb [Typical]
- 1230 Contours (1 foot interval)
- Building Line
- Flared End Section
- ST Storm Manhole
- Fire Dept. Connection
- Hydrant
- Curb Stop
- W Water Well
- WV Water Manhole
- WM Water Meter
- Water Valve
- Bollard
- Flag Pole
- Coniferous Tree
- Deciduous Tree
- Bush/Shrub
- U Unknown Manhole
- X 890.0 Spot Elevation

SCALE 0 30 60 IN FEET

LOCATION MAP
NOT TO SCALE



RANI engineering
2912 Anthony Lane South
Minneapolis, MN 55418
P: 612.455.3322
www.raneng.com

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.

Walter J. Gregory

DATE	5/19/14
FIELD	
DRAWN	RPW
CHECKED	WJG

REVISIONS
5/30/14 MH 2480 & 10644 -signs
Parking Stalls, Utility services

CLIENT:
ATS&R, Inc.
8501 Golden Valley Road, Suite 300
Minneapolis, MN 55427-4461

SITE: Minneapolis SW High School
3414 W 47th Street
Minneapolis, MN 55410

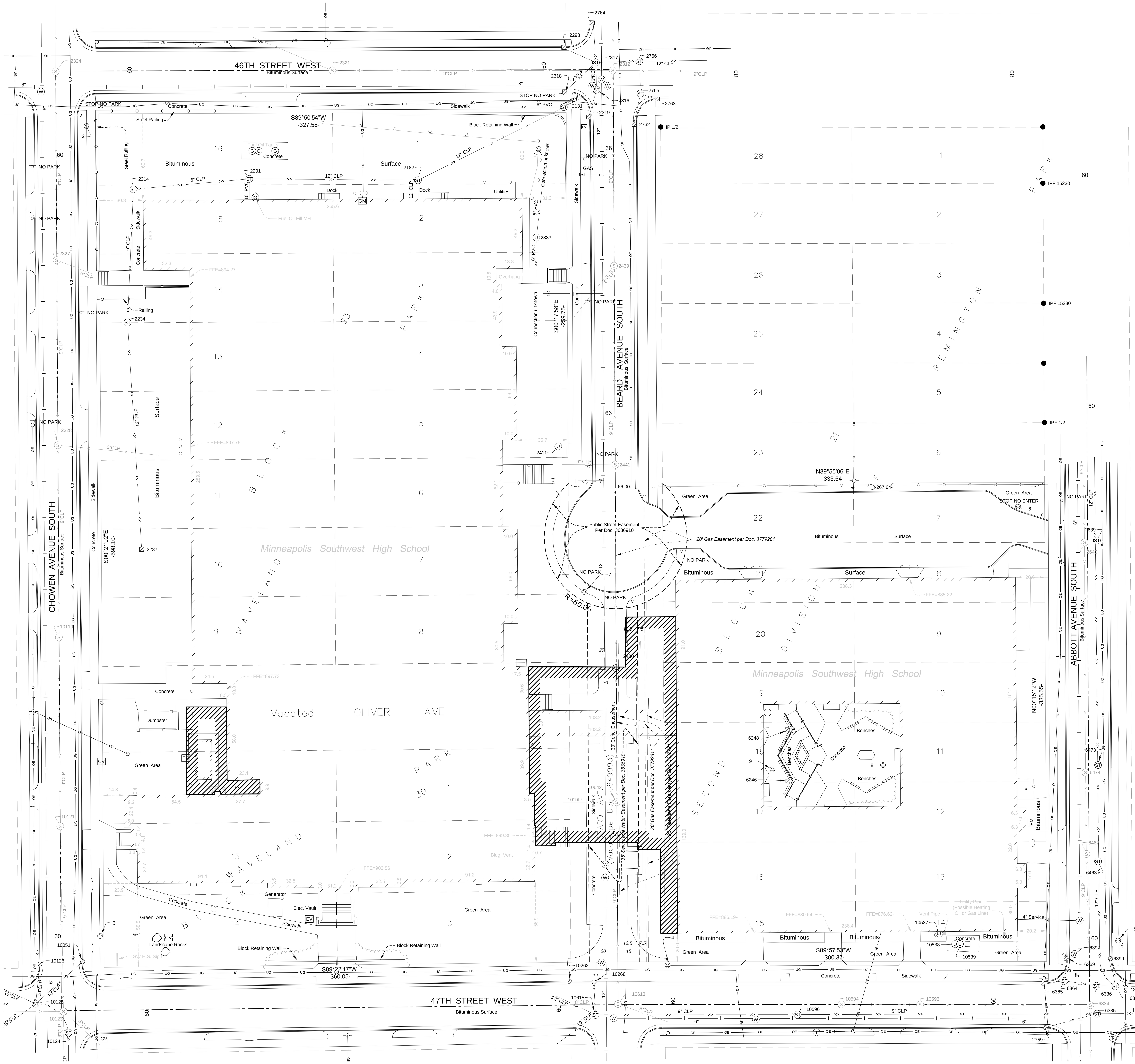
Topographic Survey

SHEET # L1.1

PROJECT # 2014.20

Jun 19, 2014 2:24pm
V:\2014\2014.20 Minneapolis Southwest HS\Survey\2014.20 SW HS Site Info Survey Drawing.dwg

Boundary and Topographic Survey ~FOR~ ATS&R, Inc.
~OF~ Minneapolis SW High School, Hennepin County, Minnesota

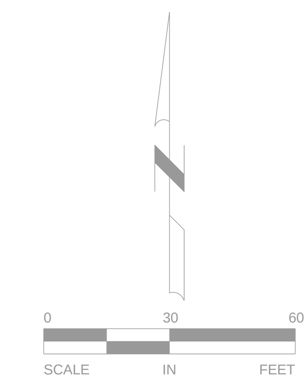


DESCRIPTION OF PROPERTY SURVEYED

SEE SHEET L1.1

HORIZONTAL AND VERTICAL CONTROL

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	146841.979	515318.503	890.46	IRON
2	146858.139	515001.846	898.47	SPIKE
3	146290.735	515011.272	897.02	SPIKE
4	146270.120	515408.720	890.64	SPIKE
5	146287.426	515724.437	867.74	SPIKE
6	146591.645	515654.361	880.31	SPIKE
7	146531.732	515350.413	890.01	SPIKE
8	146410.457	515559.790	879.75	SPIKE
9	146407.368	515482.278	892.76	NAIL



SURVEY NOTES

1. The field work was completed on April 8, 2014.
2. Contours shown are at 1 foot intervals.
3. Horizontal and Vertical Datum is listed below:

   Horizontal = NAD 83 Hennepin County
   Vertical = NGVD 1929 Adj.
4. Land Area = 7.05± Acres 307,186.82± Sq.Ft.
5. Site is Zoned R1 - Residential Single Family Low Density.
6. Minimum setback requirements are established by ordinance. Setback lines are not drawn on any official map for this site, as a result no setback lines are shown on this survey. The location of setback lines is subject to legal interpretation and planning consideration. Therefore the minimum ordinance setbacks are listed. Specific questions regarding setback requirements should be directed to the City of Minneapolis Planning and Zoning Department.

   R1 SETBACK YARD REQUIREMENTS
   Front Yard 25 feet
   Rear and interior side 6 feet
   Corner Side 10 feet
7. We have shown buried structures and utilities on and/or serving the property to the best of our ability to the following restrictions:

   a. Utility operators do not consistently respond to locate requests through the Gopher State One call services for boundary purposes such as this therefore all utilities may not be shown.

   b. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651-454-0002.

   c. Per Gopher State One Call Ticket No. 140920357, the following utilities and municipalities were notified:

Centerpoint Energy	612-342-5200
City of Minneapolis	612-673-5600
Comcast	612-522-8141
XCEL Energy	612-630-4366
CenturyLink	800-283-4237

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- Bollard
- Flag Pole
- Coniferous Tree
- Deciduous Tree
- Bush/Shrub
- U Unknown Manhole
- X 890.0 Spot Elevation

STORM AND SANITARY STRUCTURE SCHEDULE

Point	Structure	Rim	Inv. 1	Direction	Desc. 1	Inv. 2	Direction	Desc. 2	Inv. 3	Direction	Desc. 3	Inv. 4	Direction	Desc. 4	Inv. 5	Direction	Desc. 5	Inv. 6
2131	STMH	881.06	875.6	NE	10" PVC	875.7	SW	14" PVC	875.8	W	6" PVC							
2182	STMH	890.44	878.8	NE	12" VCP	882.5	S	12" VCP	882.4	W	10" VCP							
2201	STMH	890.09	885.4	E	12" VCP	885.4	S	10" PVC	886.3	W	6" VCP							
2214	STMH	890.90	887.6	NE	6" VCP	887.6	SW	6" VCP										
2234	STMH	896.35	891.4	N	6" VCP	891.4	S	12" RCP										
2237	CBS	896.25	892.2	S	12" RCP													
2298	CBS	880.24	876.7	SE	12" RCP													
2312	SMH	880.49	869.1	N	9" VCP	869.3	E	9" VCP	869.2	S	12" VCP	870.5	W	9" VCP				
2316	STMH	880.52	875.6	S	12" RCP	875.7	SW	12" RCP	875.7	N	15" RCP							
2317	STMH	880.58	875.2	E	15" RCP	875.5	S	15" RCP	875.5	SW	12" RCP	875.5	NW	12" RCP	875.5	N	12" RCP	
2318	CBS	880.32	876.8	NE	12" RCP													
2319	CBS	880.10	876.9	N	12" RCP													
2321	SMH	886.39	876.4	E	12" VCP	876.5	W	12" VCP-PLUGGED	877.1	NW	8" VCP							
2324	SMH	898.25	884.4	N	9" VCP	884.5	S	9" VCP										
2327	SMH	897.99	884.9	N	9" VCP	885.5	SE	6" VCP	884.9	S	9" VCP							
2328	SMH	897.60	885.4	N	9" VCP	886.1	SE	6" VCP	885.5	S	9" VCP							
2333	UMH	890.27	883.4	N	6"PVC	883.6	S	6"PVC										
2411	UMH	889.23	bolted shut															
2439	SMH	883.41	872.4	N	9" VCP	872.5	S	9" VCP	874.5	SW	6" VCP							
2441	SMH	887.45	875.9	N	9" VCP	875.9	S	9" VCP	877.1	W	6" VCP							
2480	UMH	892.12																
2639	STMH	876.42	869.5	S	12" VCP	869.5	N	12" VCP										
2640	SMH	876.28	866.2	S	12" VCP	866.3	N	12" VCP										
2759	CBR	867.15	863.0	E	10" PVC	858.8	E											
2762	CBS	880.17	876.8	N	12" RCP													
2763	CBS	880.17	876.9	W	12" RCP													
2764	CBS	880.03	876.8	S	12" RCP													
2765	STMH	880.43	875.6	N	15" RCP	876.1	E	12" RCP	876.3	S	12" RCP							
2766	STMH	880.63	873.8	W	15" RCP	875.6	N	12" RCP	875.8	NE	12" RCP	873.8	E	12" RCP	874.5	S	12" RCP	
6246	CBS	892.54	897.9	?														
6248	CBS	892.51	885.5	?														
6334	SMH	867.04	855.3	S	8" VCP	856.7	W	8" VCP	855.4	N	8" VCP							
6335	STMH	866.91	859.4	W	10" VCP	859.6	E	12" VCP										
6336	STMH	866.93	859.3	E	12" VCP	859.3	W	12" VCP-PLUGGED	860.5	NW	10" VCP	862.2	NE	10" VCP				
6337	STMH	866.71	859.2	E	12" VCP	859.3	W	12" VCP	859.5	NW	12" VCP							
6364	STMH	866.96	863.1	E	12" VCP	863.2	W	12" VCP	867.0	N	10" VCP	couldn't measure						
6365	CBR	867.35	864.1	E	12" VCP													
6369	CBS	866.65	864.0	S	10" VCP													
6399	CBR	866.45	863.2	SE	8" PVC													
6462	SMH	869.50	859.1	S	12" VCP	859.7	W	8" VCP	859.1	N	12" VCP							
6463	STMH	869.18	862.5	N	12" VCP	862.3	S	12" VCP	863.4	W	12" VCP							
6473	STMH	871.27	864.5	N	12" VCP	864.6	S	12" VCP										
6474	SMH	871.23	860.9	S	12" VCP	861.0	N	12" VCP										
10051	CBR	895.87	892.6	SW	10" VCP													
10119	SMH	897.22	885.9	N	9" VCP	885.9	S	9" VCP										
10121	SMH	896.80	886.5	N	9" VCP	886.5	S	9" VCP										
10123	SMH	896.72	886.9	N	12" VCP	887.6	SE	8" VCP	887.6	S	8" VCP	887.0	W	12" VCP				
10124	STMH	896.40	889.4	S	15" RCP	889.5	NW	15" RCP										
10125	STMH	896.90	889.9	SE	15" RCP	891.9	SW	10" VCP	890.1	W	12" VCP	892.2	NW	10" VCP	892.0	N	10" VCP	892.1
10126	CBR	896.09	893.0	S	10" VCP													
10262	CBR	890.36	886.8	E	12" RCP													
10268	CBR	890.40	886.4	S	10" VCP	886.5	W	12" RCP	886.6	NW	6" PVC							
10593	SMH	874.87	866.0	W	12" VCP	867.1	SW	8" VCP	866.1	W	12" VCP	867.0	NW	6" VCP				
10594	SMH	879.80	871.5	E	12" VCP	872.7	S	6" VCP										
10596	STMH	882.38	876.0	W	10" VCP	876.2	E	12" VCP	877.7	S	6" VCP	876.6	SW	8" VCP				
10613	SMH	891.09	881.1	N	10" VCP	881.7	E	8" VCP	881.6	W	8" VCP							
10615	STMH	890.86	884.4	E	10" VCP	885.4	SW	10" VCP	884.9	NW	12" VCP	885.3	N	10" VCP				
10642	SMH	892.66	880.0	N	9" VCP	880.1	S	12" VCP	880.9	W	10" DIP							

RANI engineering
2912 Anthony Lane
Suite 100
Minneapolis, MN 55418
P: 612.455.3322
www.ranieng.com

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.

Walter Gregory
DATE 5/9/14 REG. NO. 14889

DATE	FIELD	DRAWN	CHECKED
5/9/14		RPW	EBL

REVISIONS

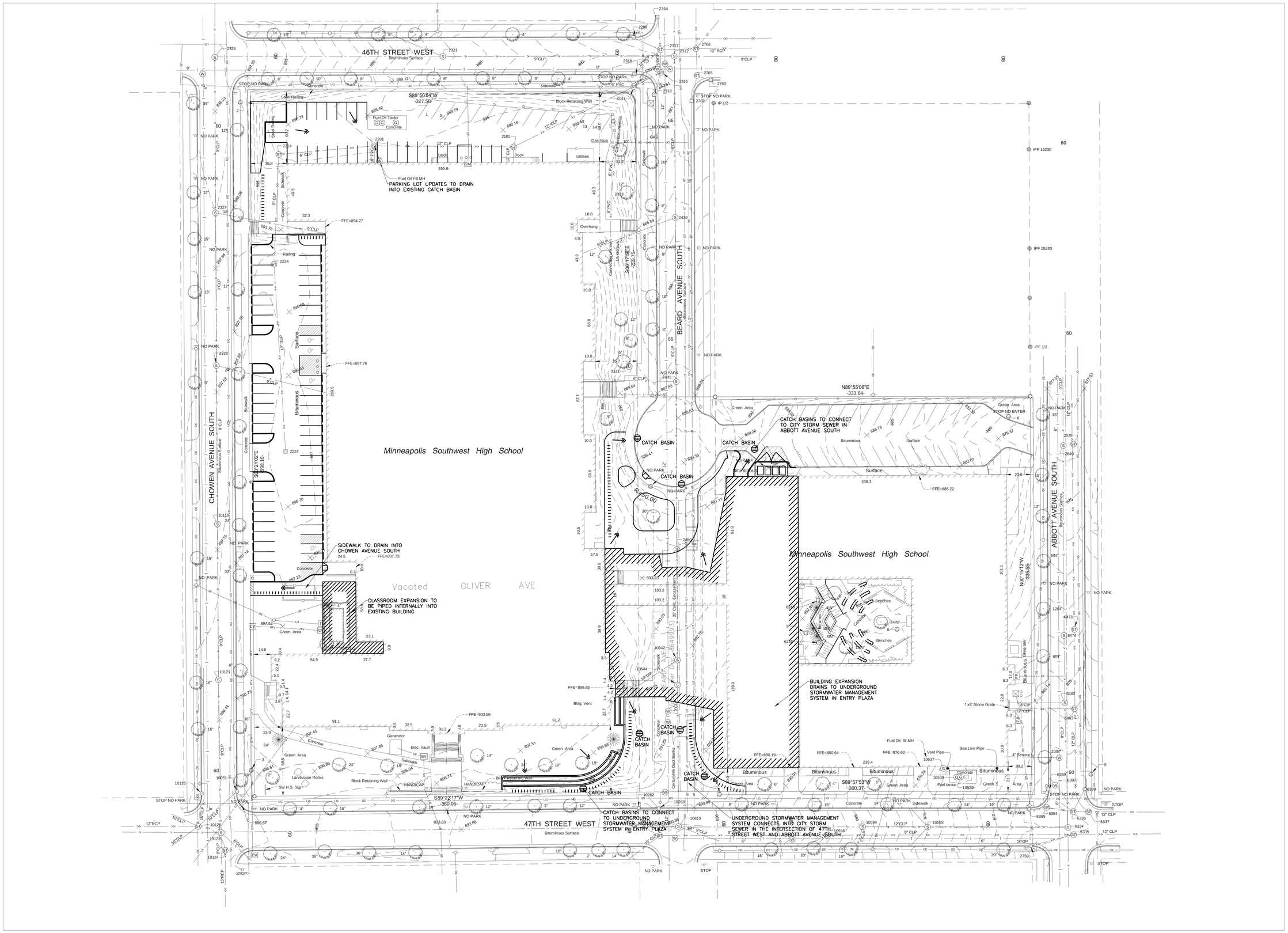
CLIENT: ATS&R, Inc.
8501 Golden Valley Road, Suite 300
Minneapolis, MN 55427-4461

SITE: Minneapolis SW High School
3414 W 47th Street
Minneapolis, MN 55410

Boundary Survey

SHEET # L1.0
PROJECT # 2014.20

Jun 11, 2014 9:14am
L:\land\2014\14003 Mpls Southwest HS\survey\survey original\2014.20.002 MPLS SW HS Bndry Topo.dwg



NORTH

1 C300 GRADING AND DRAINAGE PLAN

0 30' 60' 90'

1"=30'

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC
ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
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FAX: 763.525.3289
WEB: www.atsr.com

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PIERCE PINI & ASSOCIATES
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BLAINE, MN 55434
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FAX 763.537.1354

SOUTHWEST HIGH SCHOOL RENOVATIONS

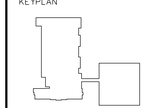
MINNEAPOLIS PUBLIC SCHOOLS
3414 W 47th Street
MINNEAPOLIS, MINNESOTA 55410

SIGNATURE / SEAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

SIGNATURE
Rhonda S Pierce, PE
TYPED OR PRINTED NAME
XX/XX/XX
DATE
41333
LICENSE NUMBER

KEYPLAN



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RSP
ISSUED FOR

ISSUE DATE
6/16/14
SHEET NAME

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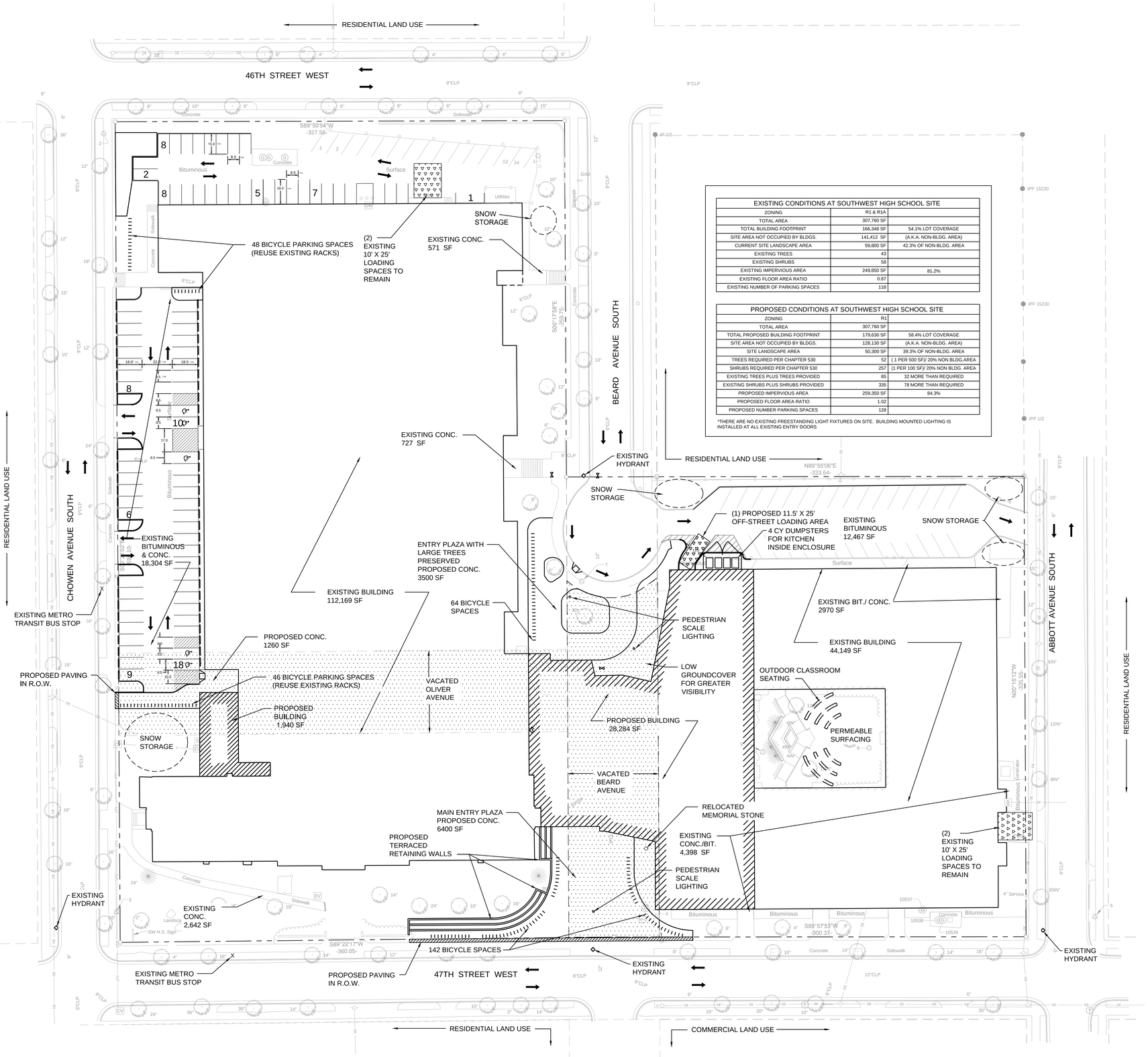
SHEET NUMBER



EXISTING CONDITIONS AT SOUTHWEST HIGH SCHOOL SITE		
ZONING	R1 & R1A	
TOTAL AREA	307,760 SF	
TOTAL BUILDING FOOTPRINT	166,348 SF	54.1% LOT COVERAGE
SITE AREA NOT OCCUPIED BY BLDGS.	141,412 SF	(A.K.A. NON-BLDG. AREA)
CURRENT SITE LANDSCAPE AREA	59,800 SF	42.3% OF NON-BLDG. AREA
EXISTING TREES	43	
EXISTING SHRUBS	58	
EXISTING IMPERVIOUS AREA	249,850 SF	81.2%
EXISTING FLOOR AREA RATIO	0.87	
EXISTING NUMBER OF PARKING SPACES	118	

PROPOSED CONDITIONS AT SOUTHWEST HIGH SCHOOL SITE		
ZONING	R1	
TOTAL AREA	307,760 SF	
TOTAL PROPOSED BUILDING FOOTPRINT	179,630 SF	58.4% LOT COVERAGE
SITE AREA NOT OCCUPIED BY BLDGS.	128,130 SF	(A.K.A. NON-BLDG. AREA)
SITE LANDSCAPE AREA	50,300 SF	39.3% OF NON-BLDG. AREA
TREES REQUIRED PER CHAPTER 530	52	(1 PER 500 SF)/ 20% NON BLDG.AREA
SHRUBS REQUIRED PER CHAPTER 530	257	(1 PER 100 SF)/ 20% NON BLDG. AREA
EXISTING TREES PLUS TREES PROVIDED	85	32 MORE THAN REQUIRED
EXISTING SHRUBS PLUS SHRUBS PROVIDED	335	78 MORE THAN REQUIRED
PROPOSED IMPERVIOUS AREA	259,350 SF	84.3%
PROPOSED FLOOR AREA RATIO	1.02	
PROPOSED NUMBER PARKING SPACES	128	

*THERE ARE NO EXISTING FREESTANDING LIGHT FIXTURES ON SITE. BUILDING MOUNTED LIGHTING IS INSTALLED AT ALL EXISTING ENTRY DOORS

1 L2.0 SITE PLAN
1" = 30'

ATS&R
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SOUTHWEST HIGH SCHOOL RENOVATIONS
MINNEAPOLIS PUBLIC SCHOOLS
3414 W 47th Street
MINNEAPOLIS, MINNESOTA 55410

KEYPLAN

DRAWN BY
JJZ

CHECKED BY
RJS

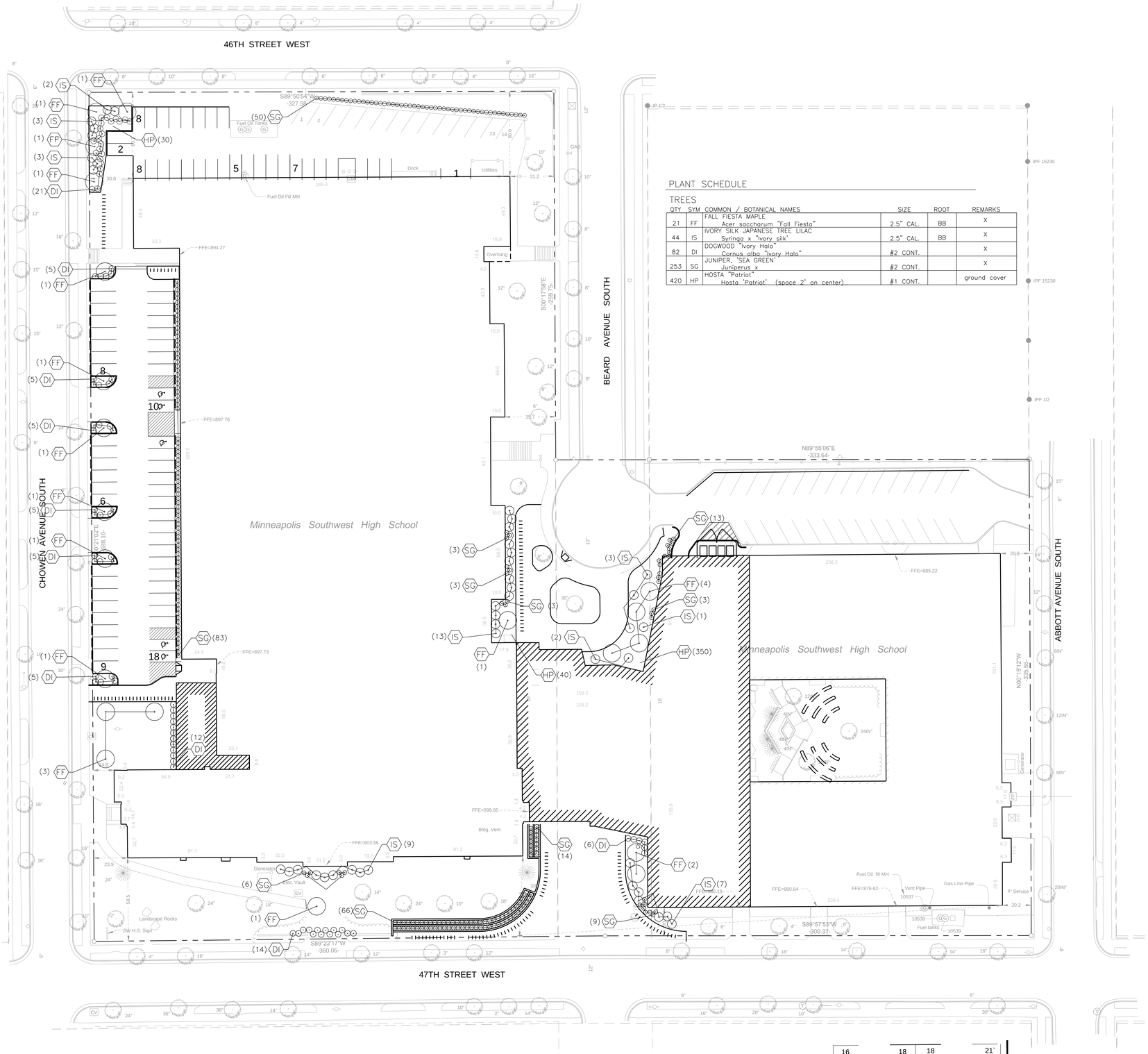
ISSUED FOR
PLAN REVIEW

ISSUE DATE
6/16/14

SHEET NAME
SITE PLAN

ATS&R PROJECT NO.
14003

SHEET NUMBER
L2.0



PLANT SCHEDULE

TREES

QTY	SYM	COMMON / BOTANICAL NAMES	SIZE	ROOT	REMARKS
21	FF	FALL FIESTA MAPLE Acer saccharum "Fall Fiesta"	2.5" CAL.	BB	X
44	IS	IVORY SILK JAPANESE TREE LILAC Syringa x "Ivory silk"	2.5" CAL.	BB	X
82	DI	DOGWOOD "Ivory Halo" Cornus alba "Ivory Halo"	#2 CONT.		X
253	SG	JUNIPER, "SEA GREEN" Juniperus x	#2 CONT.		X
420	HP	HOSTA "Patriot" Hosta 'Patriot' (space 2' on center)	#1 CONT.		ground cover

1 L3.0 LANDSCAPE PLAN
1" = 30'

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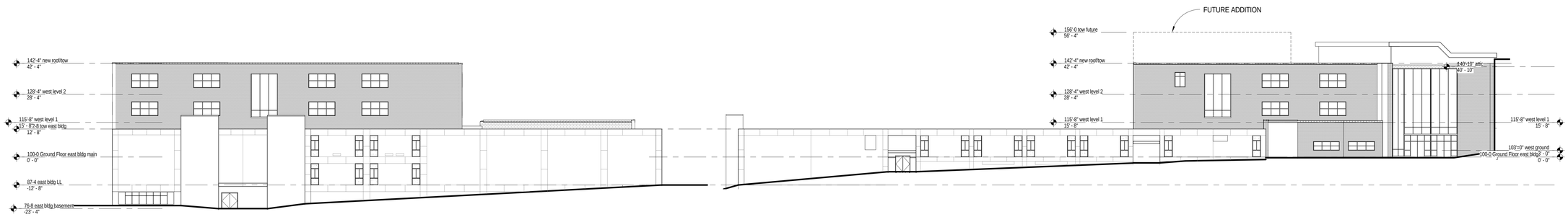
LANDSCAPE PLAN

ATS&R PROJECT NO.
14003

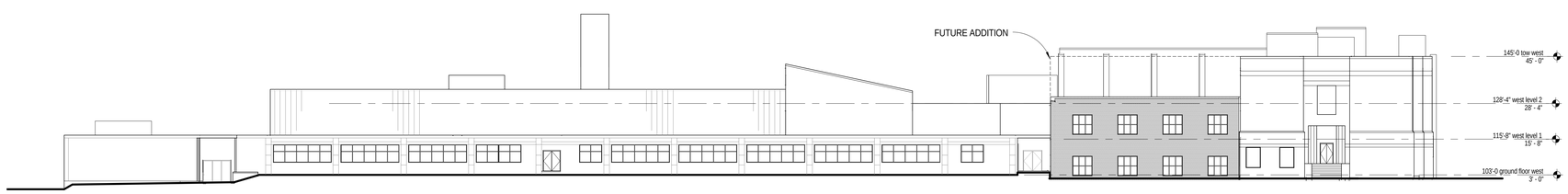
SHEET NUMBER
L3.0

1 A4.0 EXT ELEV REF SOUTH
1" = 20'-0"

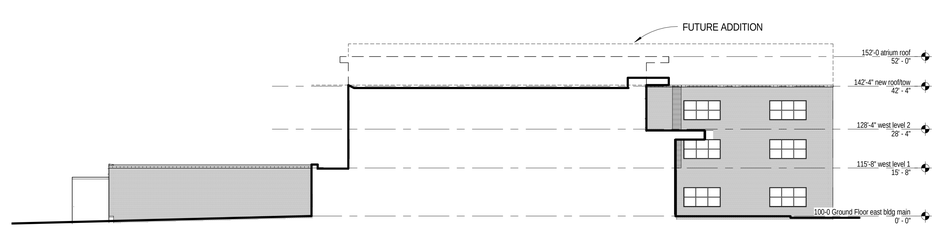


2 A4.0 EXTERIOR ELEVATION - EAST
1" = 20'-0"

3 A4.0 EXTERIOR ELEVATION - NORTH
1" = 20'-0"



4 A4.0 EXTERIOR ELEVATION - WEST
1" = 20'-0"



5 A4.0 EXTERIOR ELEV WEST CLASSROOM
1" = 20'-0"

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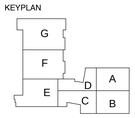

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JUNE 16, 2014

SHEET NAME
EXTERIOR ELEVATION REFERENCE SOUTH

ATS&R PROJECT NO
14093

SHEET NUMBER
A4.0

RENDERING – SOUTH ELEVATION

NO SCALE

RENDERING – NORTH ELEVATION

NO SCALE

RENDERING – WEST ELEVATION

NO SCALE

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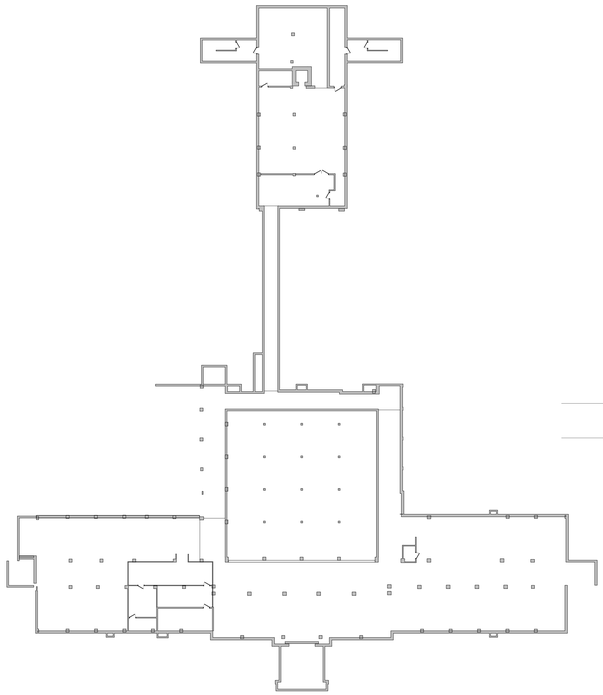
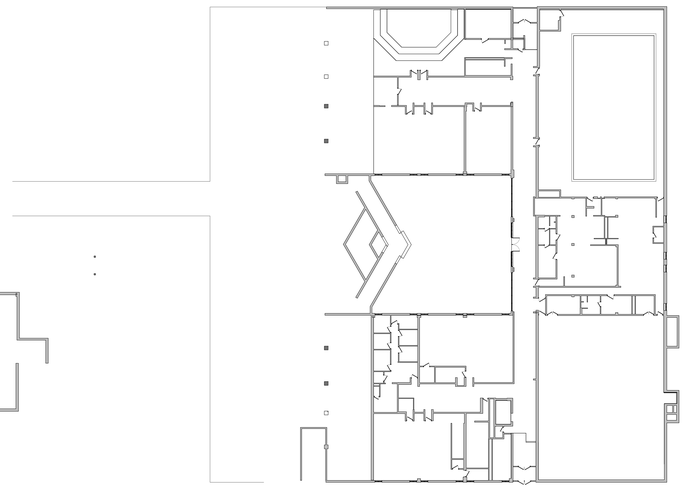
SHEET NAME
EXTERIOR ELEVATIONS

ATS&R PROJECT NO.
14003

SHEET NUMBER

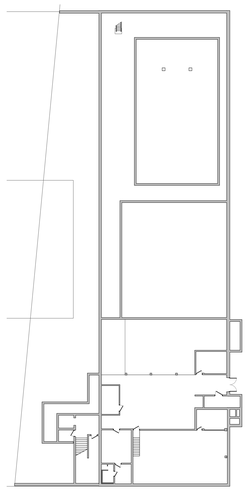
RENDER





1 A0.00 REFERENCE PLAN - EXG LOWER LEVEL
1/32" = 1'-0"

NORTH



2 A0.00 REFERENCE PLAN - BASEMENT AREA 'A' AND 'B'
1/32" = 1'-0"

NORTH

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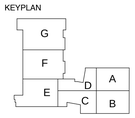

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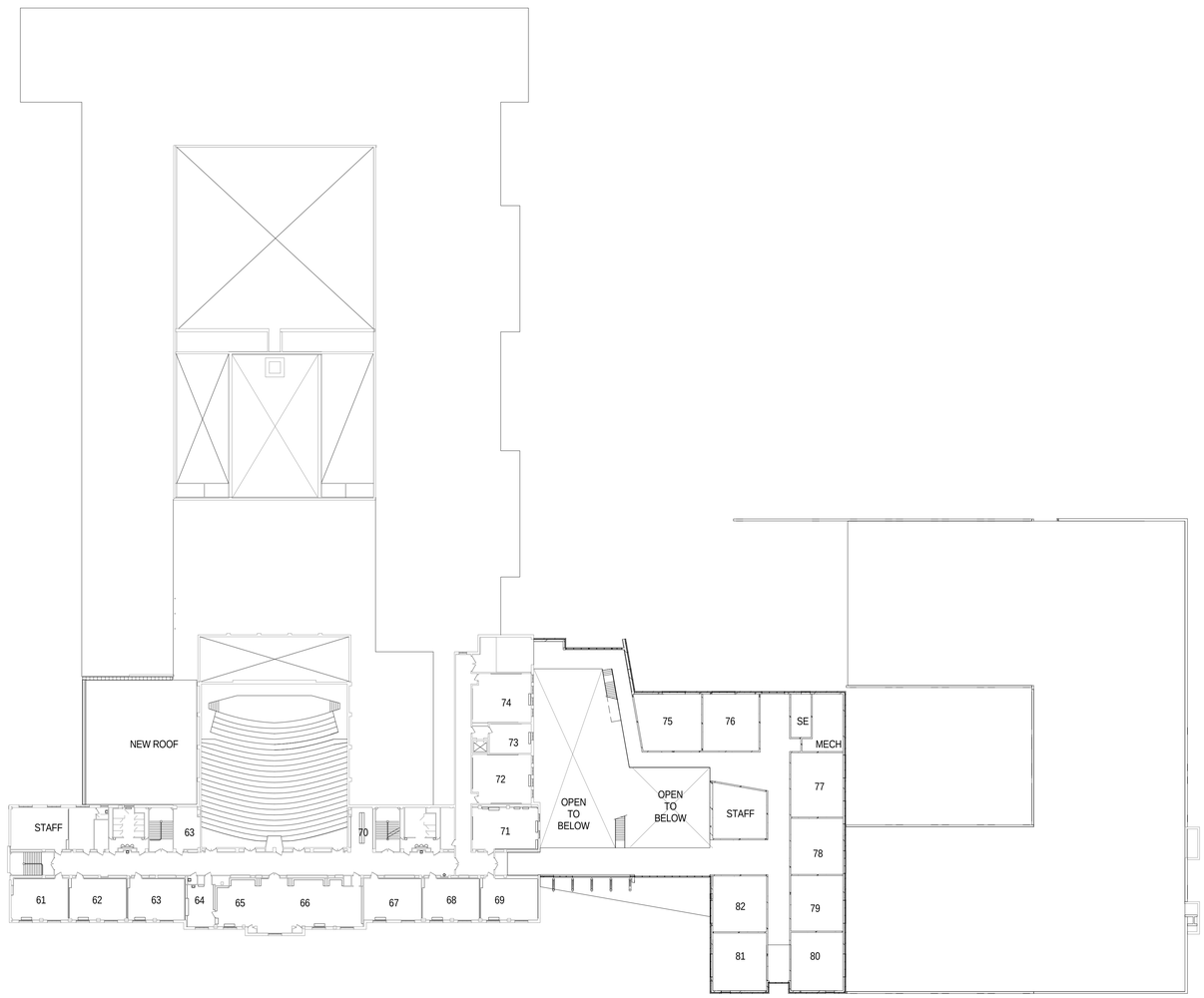
SHEET NAME
EXISTING CONDITIONS LOWER LEVEL AND BASEMENT PLANS

ATS&R PROJECT NO
1 4 0 0 3

SHEET NUMBER

A0.00



1 / A1.3 REFERENCE PLAN - LEVEL 3
1/32" = 1'-0"

NORTH

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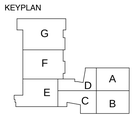

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SHEET NAME
REFERENCE PLAN - LEVEL 3

ATS&R PROJECT NO
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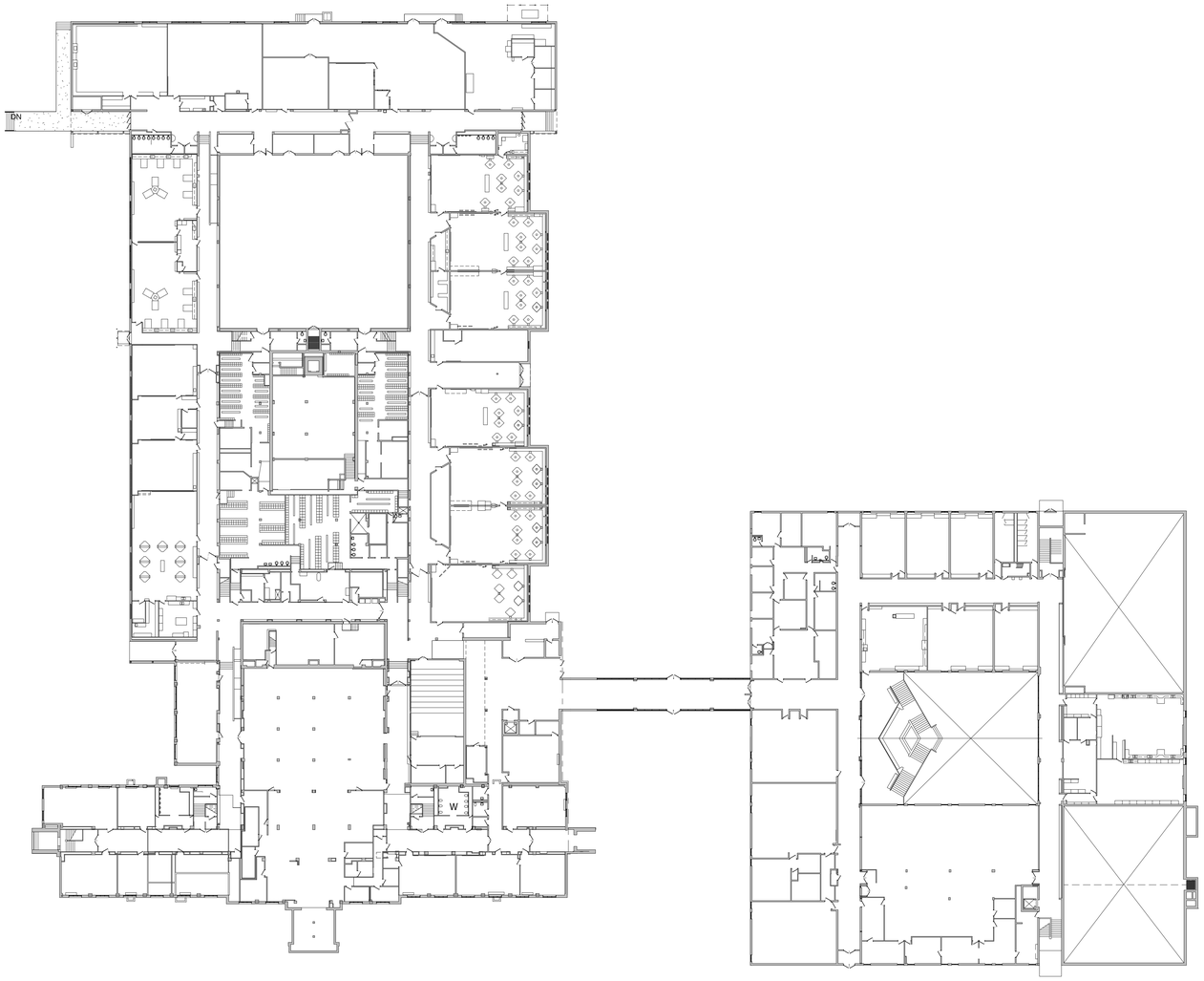
SHEET NUMBER
A1.3



1 A0.01 EXISTING CONDITIONS - GROUND FLOOR
1/32" = 1'-0"

NORTH

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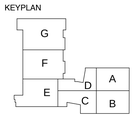

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SHEET NAME
EXISTING CONDITIONS GROUND FLOOR

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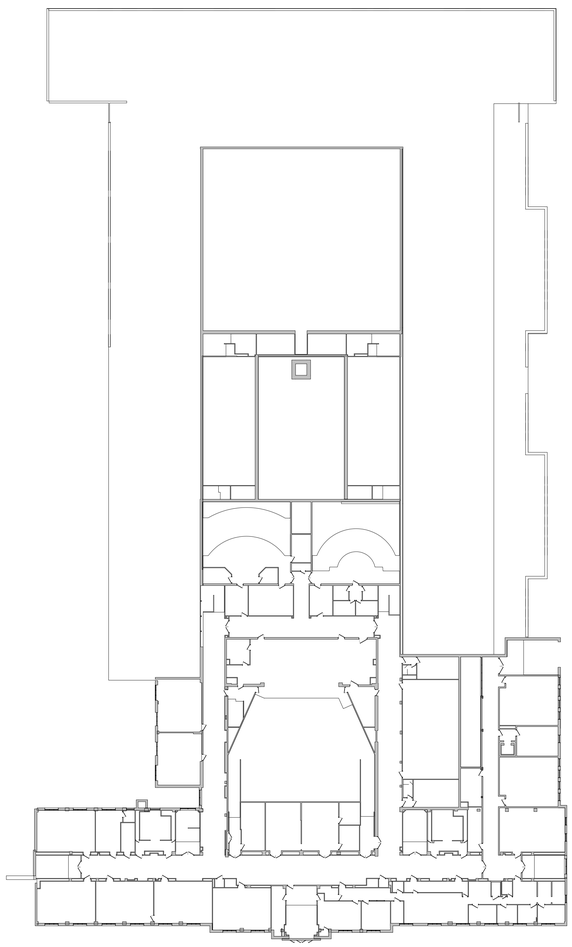
SHEET NUMBER
A0.01



1 / A0.02 REFERENCE PLAN - EXG LEVEL 2

1/32" = 1'-0"

NORTH

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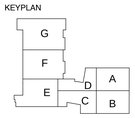

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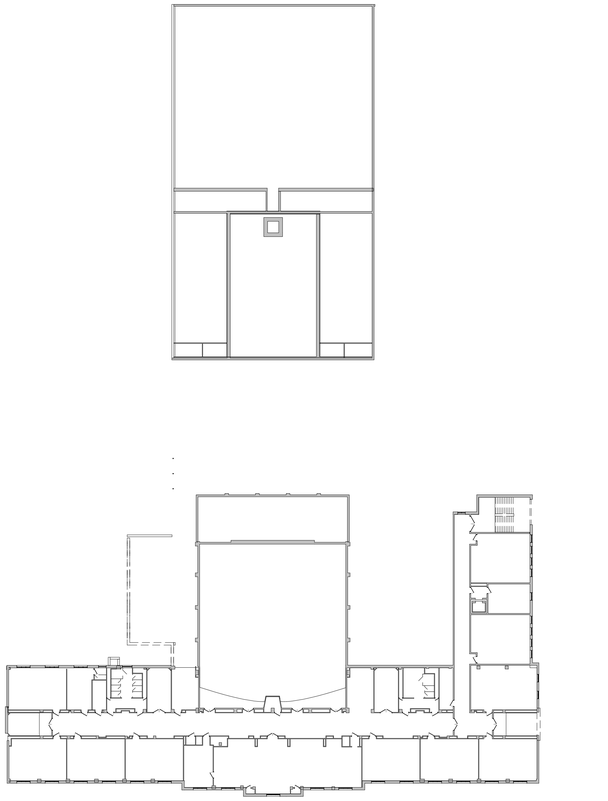
EXISTING CONDITIONS LEVEL 2

ATS&R PROJECT NO
14003

SHEET NUMBER
A0.02



1 A0.03 REFERENCE PLAN - EXG LEVEL 3
1/32" = 1'-0"

NORTH

ATS&R

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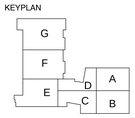

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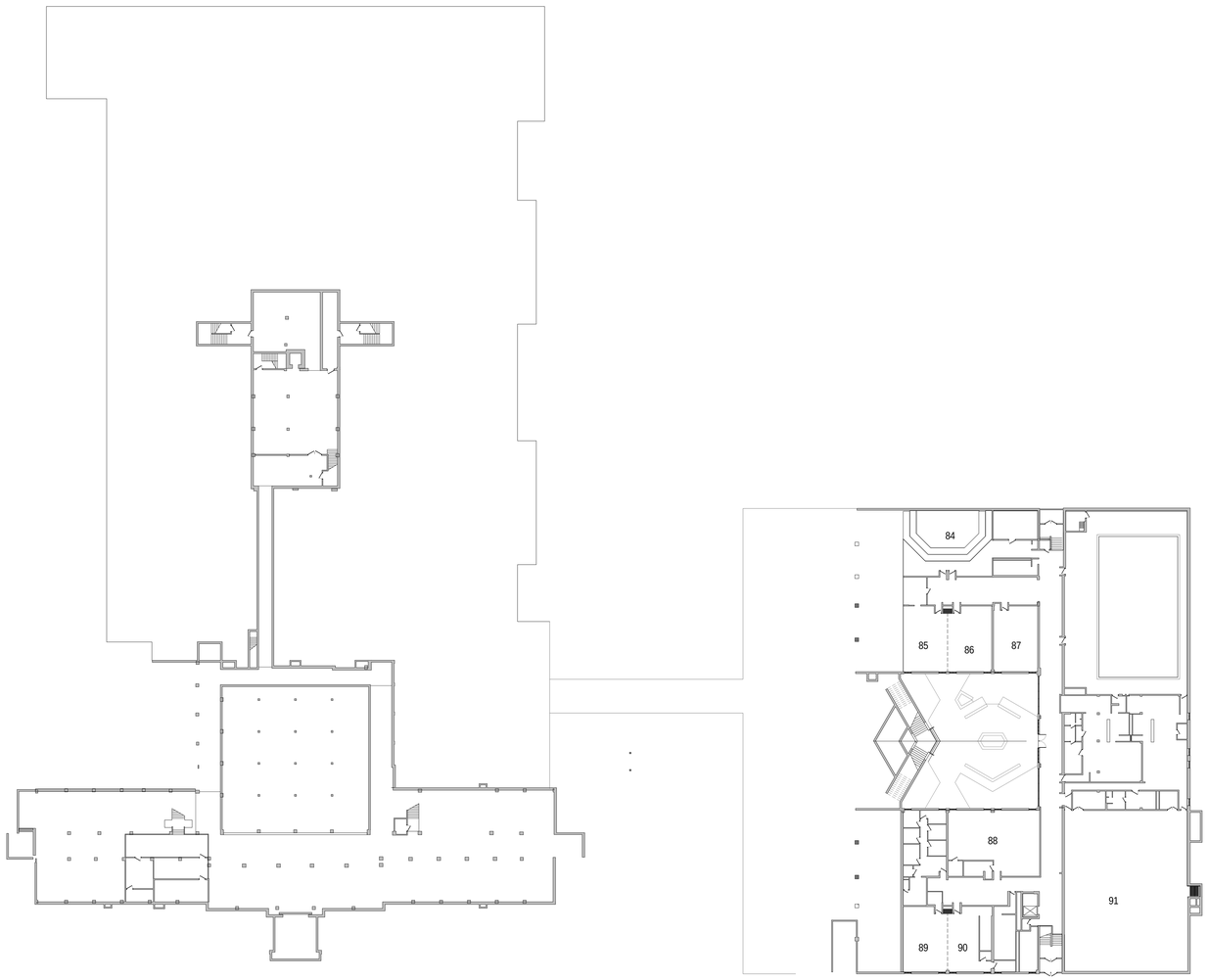
ISSUE DATE
JUNE 16, 2014

SHEET NAME
EXISTING CONDITIONS LEVEL 3

ATS&R PROJECT NO
14003

SHEET NUMBER
A0.03



1 / A1.0 REFERENCE PLAN - LOWER LEVEL
1/32" = 1'-0"

ATS&R
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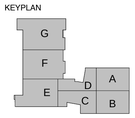

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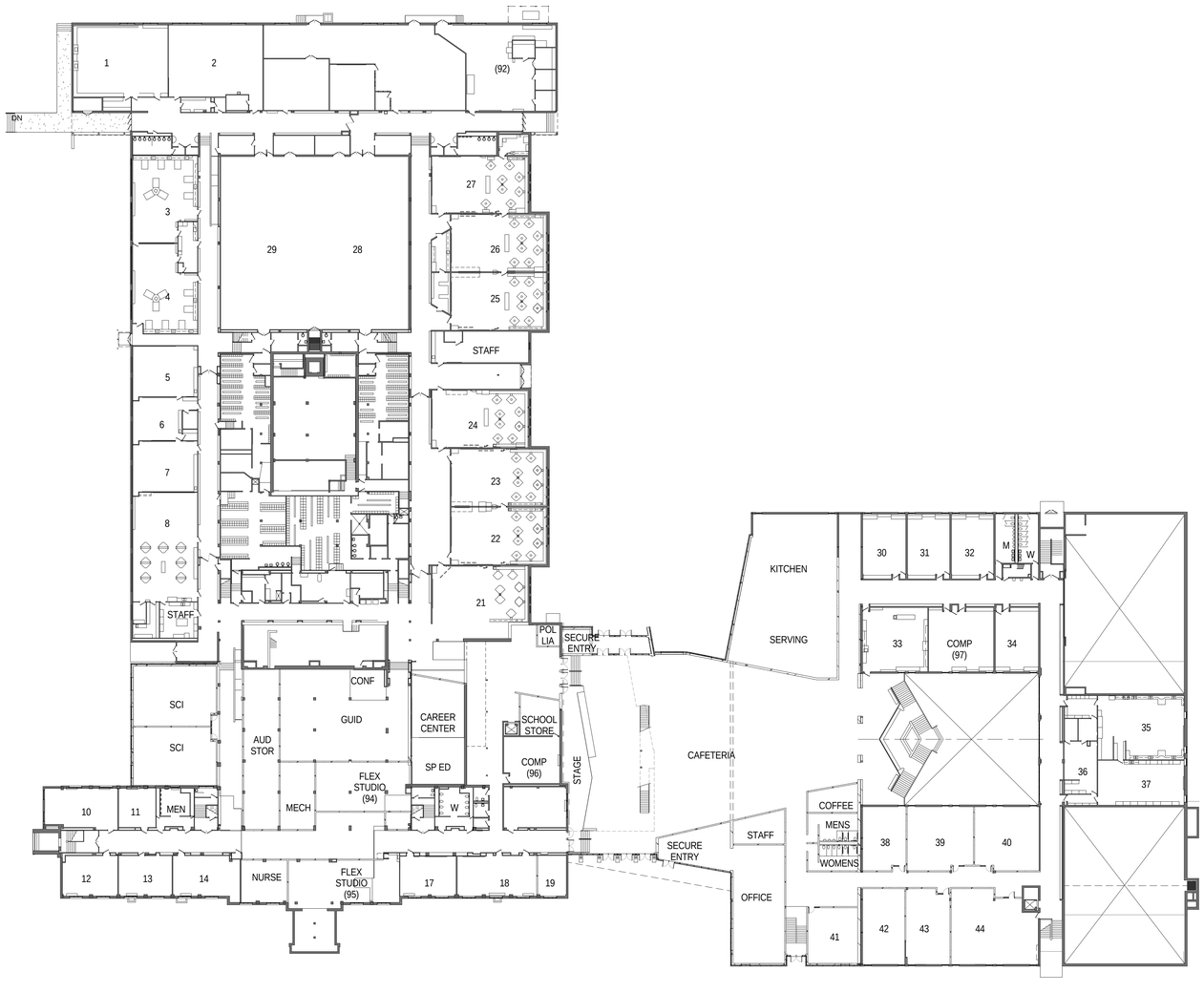
SHEET NAME
LOWER LEVEL AND BASEMENT REFERENCE PLAN

ATS&R PROJECT NO
14003

SHEET NUMBER
A1.0



1 / A1.1 REFERENCE PLAN - GROUND LEVEL

1/32" = 1'-0"

NORTH

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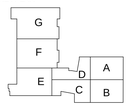

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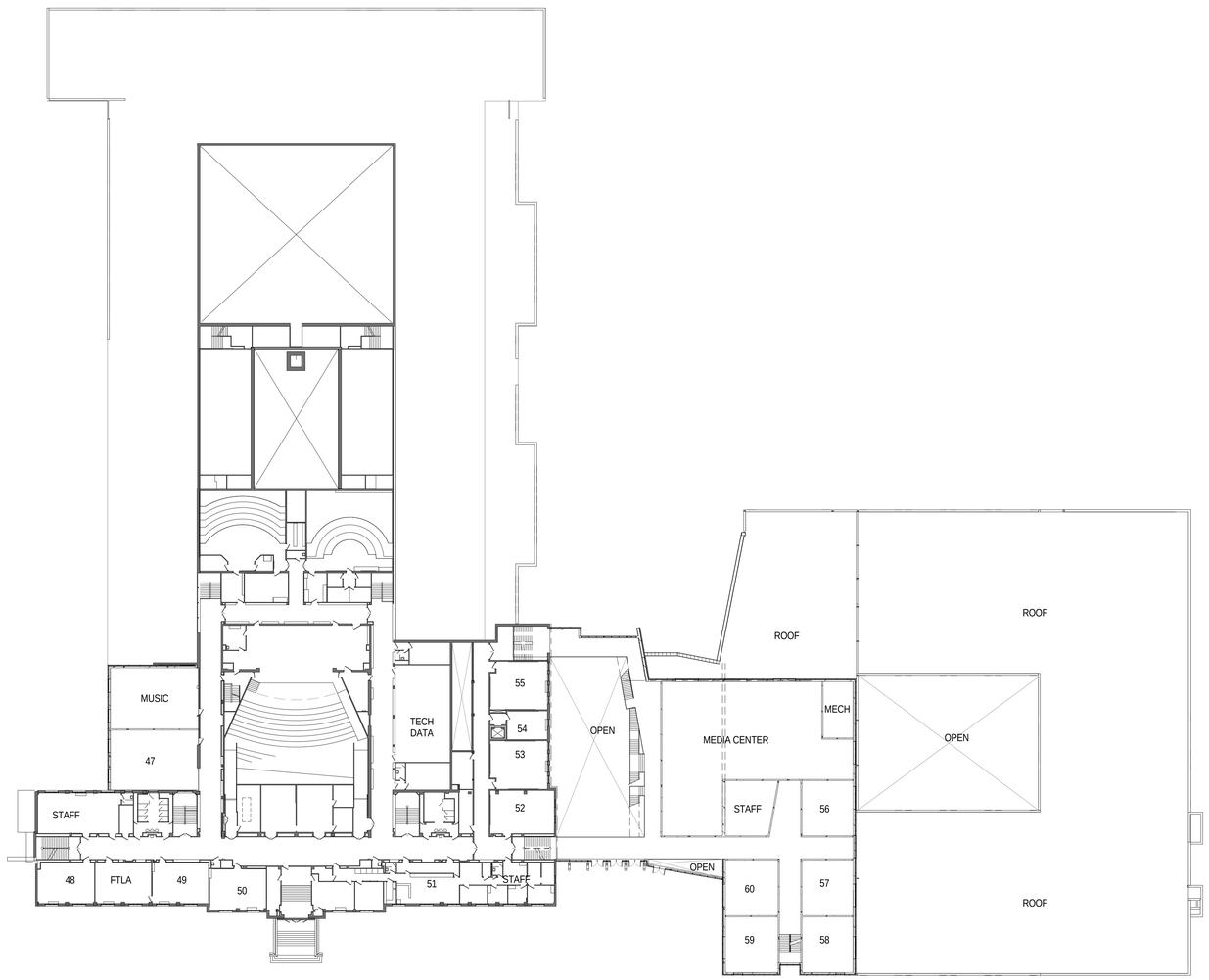
ISSUE DATE
JUNE 16, 2014

SHEET NAME
REFERENCE PLAN - GROUND FLOOR

ATS&R PROJECT NO
14093

SHEET NUMBER
A1.1



1 A1.2 REFERENCE PLAN - LEVEL 2
1/32" = 1'-0"

NORTH

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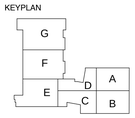

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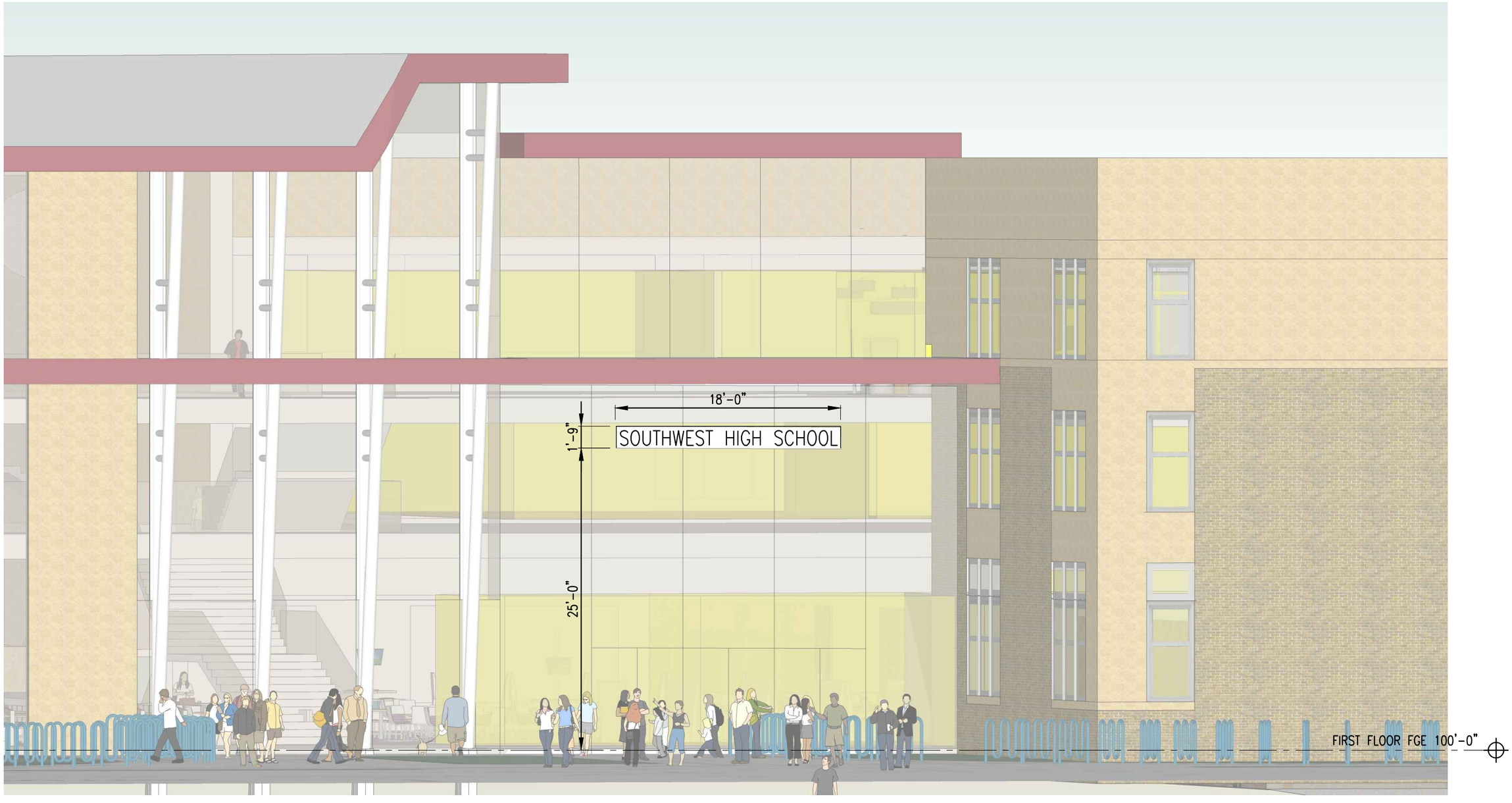
SHEET NAME
REFERENCE PLAN - LEVEL 2

ATS&R PROJECT NO
14093

SHEET NUMBER
A1.2



PROPOSED SIGNAGE

1/8" 1'-0"

CONTEXT AERIAL VIEW – NORTHEAST

NO SCALE

CONTEXT AERIAL VIEW – NORTHWEST

NO SCALE

CONTEXT AERIAL VIEW – SOUTHEAST

NO SCALE

CONTEXT AERIAL VIEW – SOUTHWEST

NO SCALE

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JUNE 16, 2014

SHEET NAME
EXTERIOR ELEVATIONS

ATS&R PROJECT NO.
14003

SHEET NUMBER
CONTEXT

MARCH 21 – 9AM

NO SCALE

JUNE 21 – 9AM

NO SCALE

SEPTEMBER 21 – 9AM

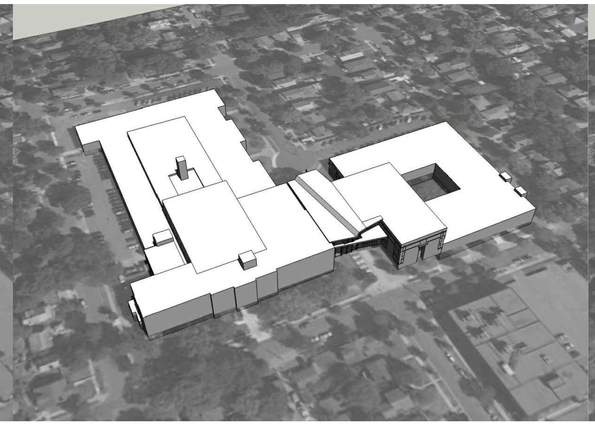
NO SCALE

DECEMBER 21 – 9AM

NO SCALE

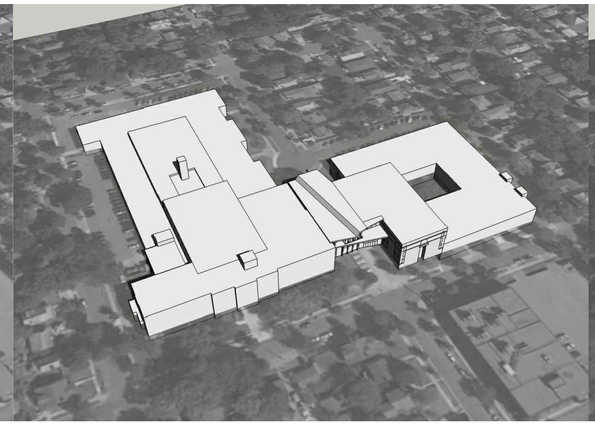
MARCH 21 – 12PM

NO SCALE



JUNE 21 – 12PM

NO SCALE



SEPTEMBER 21 – 12PM

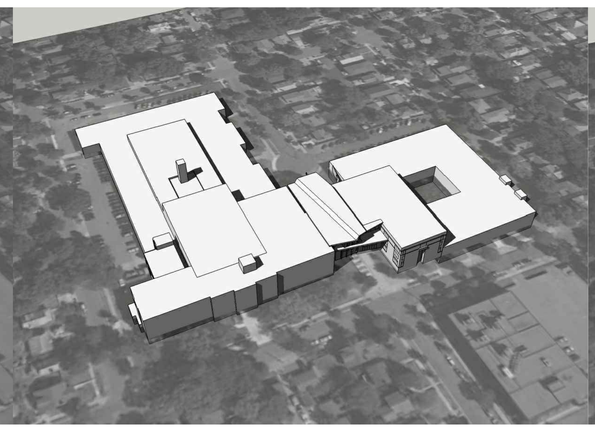
NO SCALE

DECEMBER 21 – 12PM

NO SCALE

MARCH 21 – 3PM

NO SCALE



JUNE 21 – 3PM

NO SCALE

SEPTEMBER 21 – 3PM

NO SCALE

DECEMBER 21 – 3PM

NO SCALE

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Engineering Technology Landscape Architecture

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SHEET NAME
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SHEET NUMBER

SHADOW