



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
DATE: November 13, 2014
SUBJECT: 1611 46th Street East—Hiawatha Academies

A new 2-story school for grades 5 through 8 of Hiawatha Academies is proposed at 1611 46th Street East. The new school would share the site with the elementary school. The site is zoned R3 Multiple-family Residential District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is urban neighborhood. One block west of the site, Bloomington Avenue is designated as a community corridor. A designated neighborhood commercial node is also located at Bloomington Avenue and 46th Street East. Two blocks east of the site, Cedar Avenue is designated as a community corridor. The area between 47th Street and 48th Street East on Cedar Avenue is designated as a neighborhood commercial node as well.

The following applications for review by the Planning Commission have been identified at this time:

- Conditional use permit amendment to allow a new school.
- Variance to increase the minimum floor area ratio (FAR) from 0.5 to approximately 0.61.
- Variances to allow parking areas to be located between a principal structure in a residence district and the front line lines adjacent to 16th Avenue and 17th Avenue.
- Variance to reduce the minimum drive aisle requirement for 6 parking spaces to allow the drive aisle to overlap required loading space.
- Site plan review amendment, including an alternative compliance request for building placement, window requirements on the north and south building elevations, and possibly blank wall/architectural details on the gymnasium walls.

To temporarily accommodate their high school students, Hiawatha Academies will be applying for an interim use permit for use of the new school building as a high school. Interim use permits are only reviewed by the City Council. They are requesting the interim use permit in lieu of a parking variance because the high school is only expected to occupy the site for less than 5 years and the proposed amount of on-site parking would be insufficient to meet the minimum parking requirement, which increases significantly when there are students of driving age.

At the time of writing this memo, the applicant has not submitted a land use application. The applicant and city staff would like to introduce the project to the City Planning Commission and discuss any issues before the application goes to a public hearing.

project description

project: Hiawatha Academies – Hiawatha College Prep – Northrop Middle School

address: 1611 46th Street East, Minneapolis, MN 55407

date: 11/3/2014

Property Owner:

Charter School Development Corporation
7272 Park Circle Drive, Suite 265
Hanover, MD 21076
(443) 561-1280
www.csdcc.org

Tenant:

Hiawatha Academies

Architect:

U+B Architecture and Design, Inc.
2609 Aldrich Avenue South, Suite 100
Minneapolis, MN 55408
(612)870-2538
www.uplusb.com

Land Use Approvals Sought:

1. Site Plan Review
2. Variance for an increase to the Floor Area Ratio (FAR).
 - a. An FAR of 0.50 is allowed. The new proposed Middle School Building seeks a Floor Area Ratio of 0.61 for the entire site.
3. Variance for Parking/loading overlap at the revised North parking lot.
 - a. In an effort to maintain as much green space as possible on the property, we hope to consolidate additional required parking stalls adjacent to existing drive aisles used for loading.
4. Parking in between the front yard setback and building at the North parking lot.
 - a. As in the above request, in an effort to maintain as much green space as possible on the property, we hope to consolidate additional required parking stalls adjacent to existing drive aisles used for loading.
5. Potential Variance for less than minimum required parking capacity on the overall site.

- a. May not require a variance if the Bicycle Incentive is used and the above variances are granted.
- b. If the city does not allow us to overlay additional parking stalls with the loading drive aisle, or allow a variance to provide a few spaces less than the required minimum, the newly proposed parking lot on the south side of the site will have to get substantially larger to meet the requirements. This increased size would be largely driven by the additional drive aisle needed for access to added parking spaces.

6. Amendment to the Existing Conditional Use Permit

7. Interim Use Permit that allows the young High School to occupy the site for 3 years without meeting High School Parking Requirements.

- a. The parking requirements that will be lacking for the Interim High School use are minimized by the fact that Hiawatha Collegiate High School students will utilize public transportation through a school-subsidized bus pass system and 98% of students are free and reduced-lunch participants. As such, Hiawatha families are much less likely to have the means to provide personal transportation for their children, so the perceived parking need is far less than programs serving higher income families. In the third and final year necessary for Hiawatha to incubate their High School, students there represents an aggregate need for 74 to 82 parking stalls for which Hiawatha is asking for an exception through the interim use permit. Only 38 stalls are required for the Middle School program combined with the Elementary School for the entire site. This is predicated on utilizing the bicycle incentive to reduce vehicular parking stalls down from 42 total.
- b. Hiawatha Academies has also started a community engagement process with nearby neighbors and the local neighborhood association to foster a collaborative relationship to plan for and address transportation and traffic flow concerns during the interim use period. Hiawatha's Principal, Dean of Students, Director of Community Engagement, and Executive Leadership team are and will continue to be engaged with the community to address any concerns during the temporary high school use of the property.

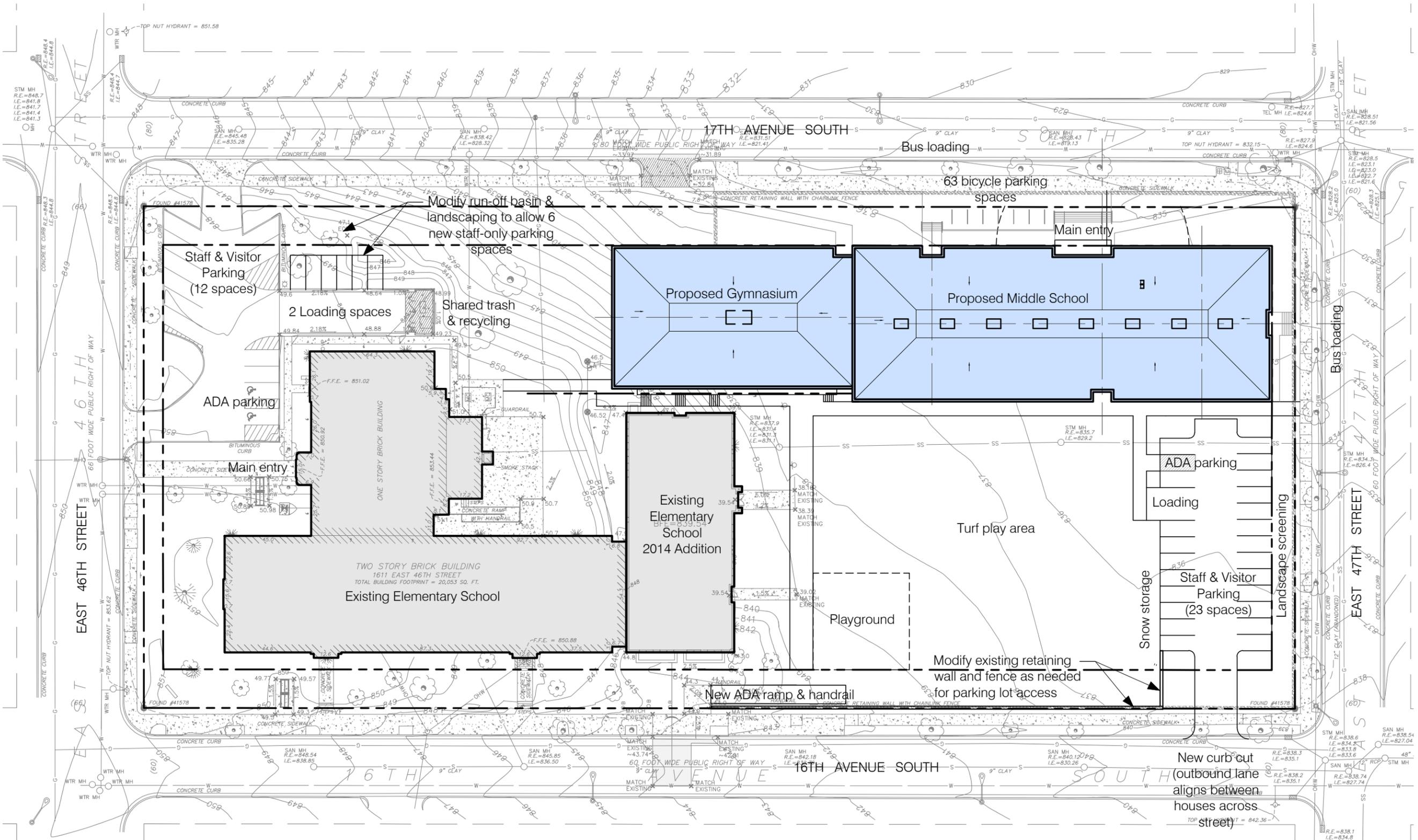
Background and Project Narrative:

Originally constructed in 1924, the Northrop School is from an era when institutional buildings provided an identity for the neighborhood and served as an anchor for the community. In 1949, an addition was completed on the north side of the original building, sensitive to the original building's construction type and character. Having been closed by Minneapolis Public Schools in 2005, the existing facility and grounds were left vacant and fell into disrepair.

Charter School Development Corporation purchased the building in September 2013, to bring a new Hiawatha Academies K-4 elementary charter school program to the site beginning August 2014. Construction of a full renovation, remodel and an addition was completed in fall of 2014 for the program. Kindergarten and first grade classes occupied the building in August 2014, and will be followed by a new class each year until the building houses approximately 400 students over all K-4th grade levels.

Hiawatha Academies' successful program hopes to expand their ability to serve 5th thru 8th grade students with a new 43,800 square foot Middle School on the south side of the Northrop site situated perpendicular to 17th Avenue. In keeping with the material quality of the original building, exterior materials for the proposed Middle School will include coordinated brick at the main classroom building and precast wall panels for the gymnasium providing a unique identity to the new Middle School students. The completed facility will offer a regulation size basketball court, catering facilities for lunch service, an independent administration office and classroom facilities that can accommodate modern educational techniques from arts to science curriculums. Construction for the project is slated to begin in Spring of 2015, and the program expects to realize its full potential of 336 students by 2020.

On the site, the landscaping will be upgraded with additional trees and shrubs to meet current zoning requirements. Tall retaining walls and fences on the east and south sides of the property will be removed and re-graded in favor of pedestrian-friendly sidewalks and landscaping. The main entrance to the new building will be off 17th Avenue closer to 47th Street. A new curb cut off of 16th Avenue to a new landscape-screened parking lot will be added. Overall, the parking on the site must include 38 spaces using the bicycle incentive towards parking and a variance for providing required parking on the north side of the site in existing drive and loading aisles. If parking variances are not approved or approval for reduced parking cannot be pursued, the project will be forced to reduce the available green space to the program and community by providing a larger parking area that meets the code required minimum parking.



1 PROPOSED SITE PLAN
SITE NTS



LOT AREA: 155,279 SF
 BUILDING AREA: 53,564 SF
 IMPERVIOUS AREA: 84,563 SF (54% OF LOT AREA)
 LANDSCAPED AREA: 70,488 SF

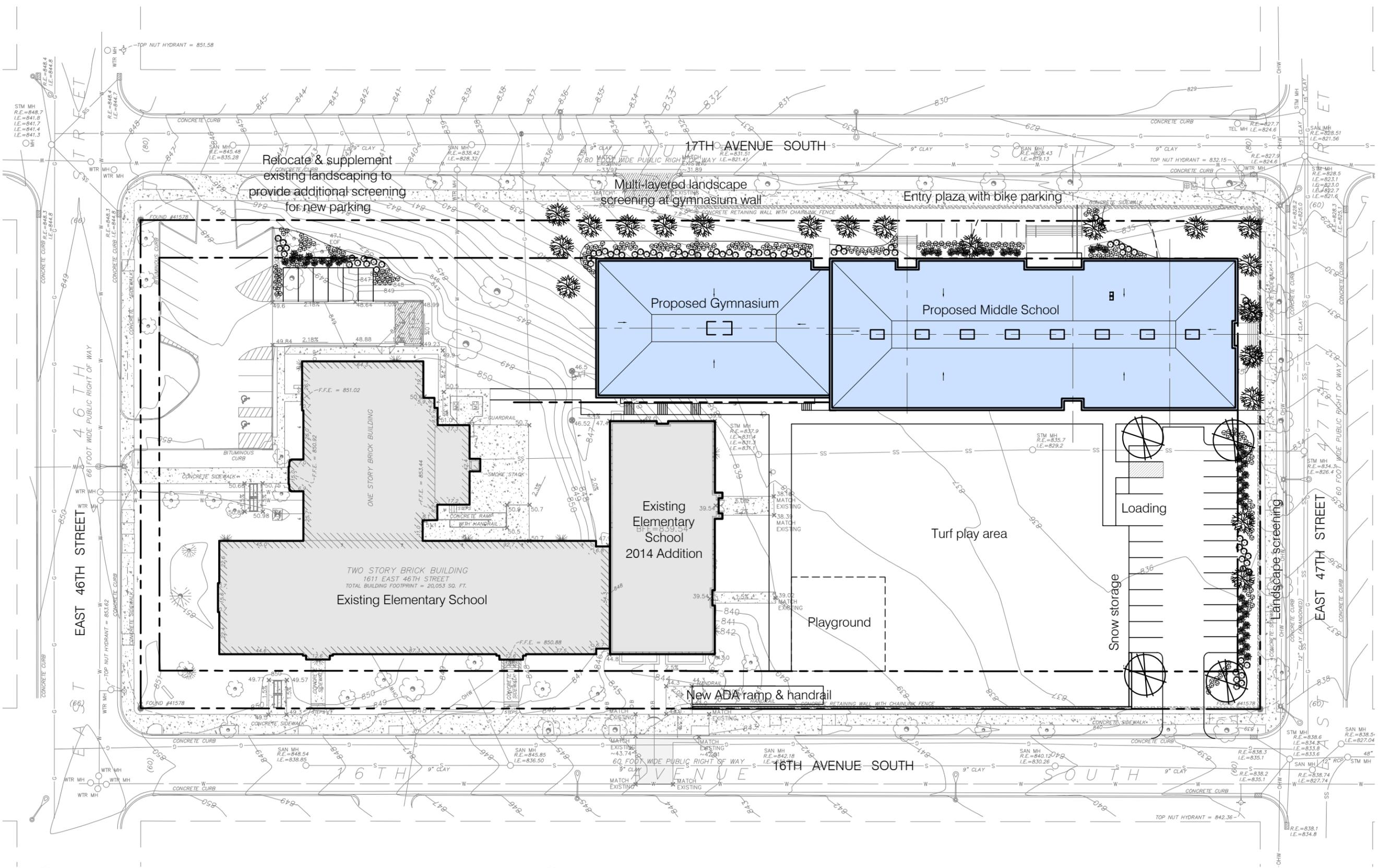
Hiawatha College Prep
 Drawing 1 of 9
 Date: November 3, 2014
 Scale: 1/32" = 1'-0"

Hiawatha College Prep - Northrop Middle School
 1611 E. 46th Street
 Minneapolis, MN 55407

Title: **Proposed Site Plan**

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1 PROPOSED LANDSCAPE PLAN
SITE NTS



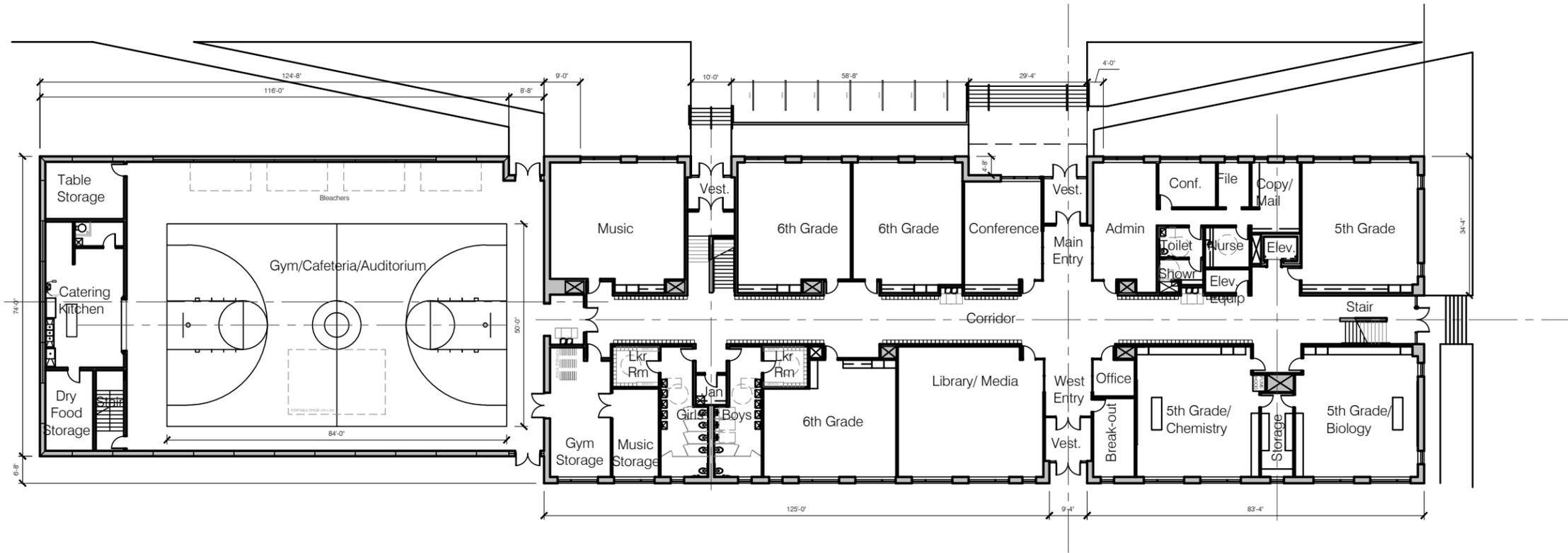
Hiawatha College Prep
Drawing 2 of 9
Date: November 3, 2014
Scale: 1/32" = 1'-0"

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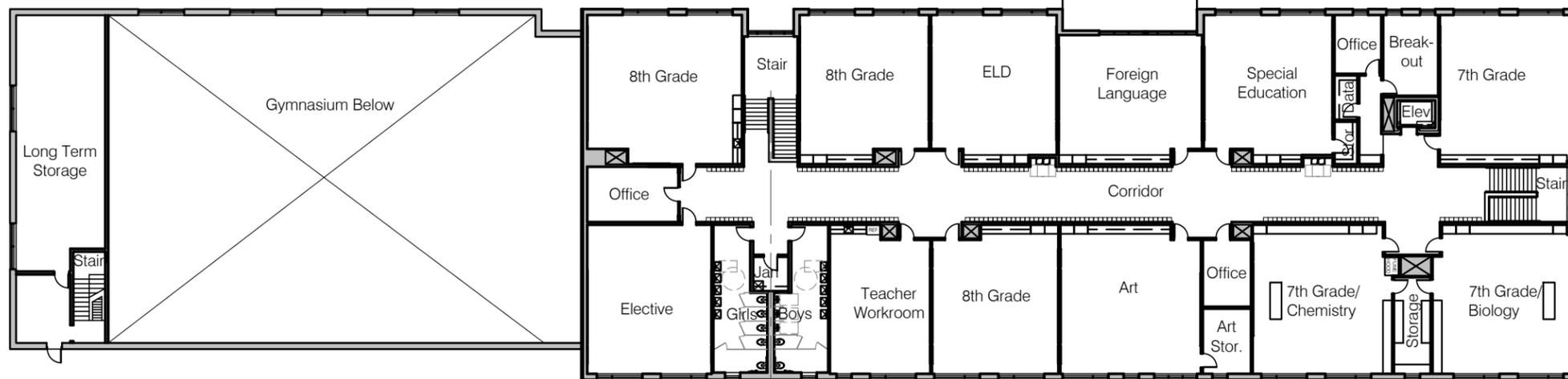
Title: **Proposed Landscape Plan**

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1 FIRST FLOOR PLAN
PLAN 1/32" = 1'-0"



2 SECOND FLOOR PLAN
PLAN 1/32" = 1'-0"



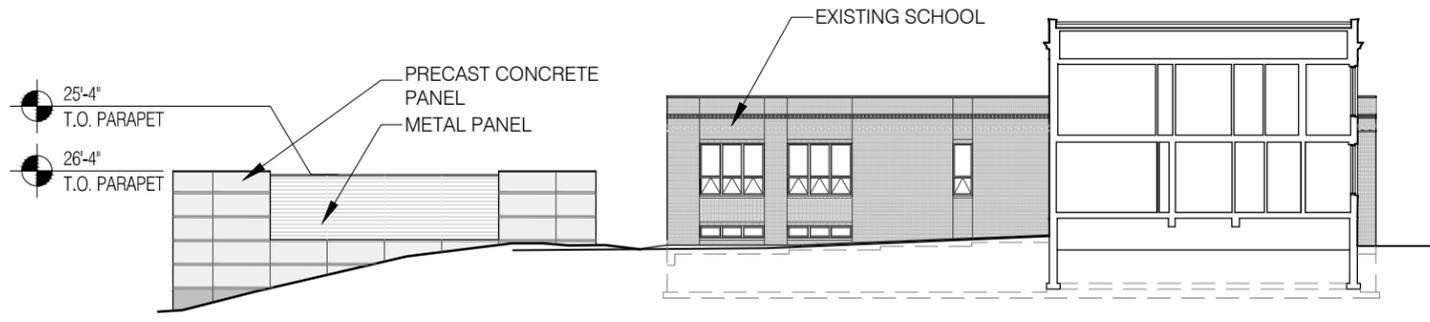
Title: **First and Second Floor Plans**

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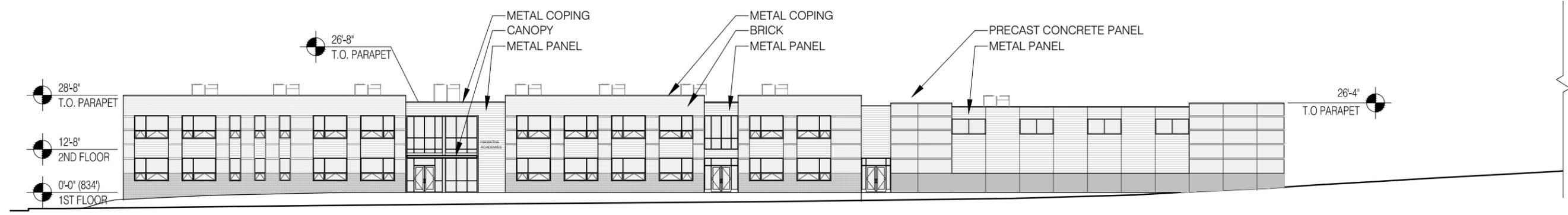
Hiawatha College Prep - Northrop Middle School

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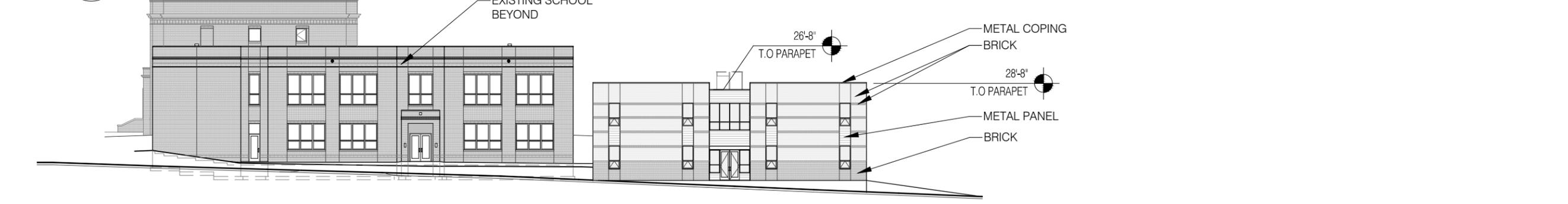
Hiawatha College Prep
Drawing 3 of 9
Date: November 3, 2014
Scale: 1/32" = 1'-0"



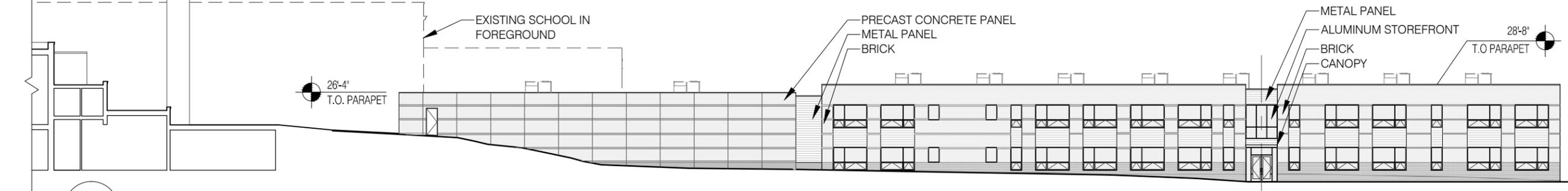
1 NORTH ELEVATION (E. 46TH STREET)
ELEV 1/32" = 1'-0"



2 EAST ELEVATION (17TH AVENUE)
ELEV 1/32" = 1'-0"



3 SOUTH ELEVATION (E. 47TH STREET)
ELEV 1/32" = 1'-0"



4 WEST ELEVATION (16TH AVENUE)
ELEV 1/32" = 1'-0"

Hiawatha College Prep
Drawing 4 of 9
Date: November 3, 2014
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Title: Elevations

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T | 612-870-2538
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VIEW FROM CORNER OF E. 47TH STREET AND 17TH AVENUE SOUTH



VIEW FROM CORNER OF E. 47TH STREET AND 16TH AVENUE SOUTH



VIEW FROM 17TH AVENUE SOUTH



VIEW OF PROPOSED FRONT ENTRANCE

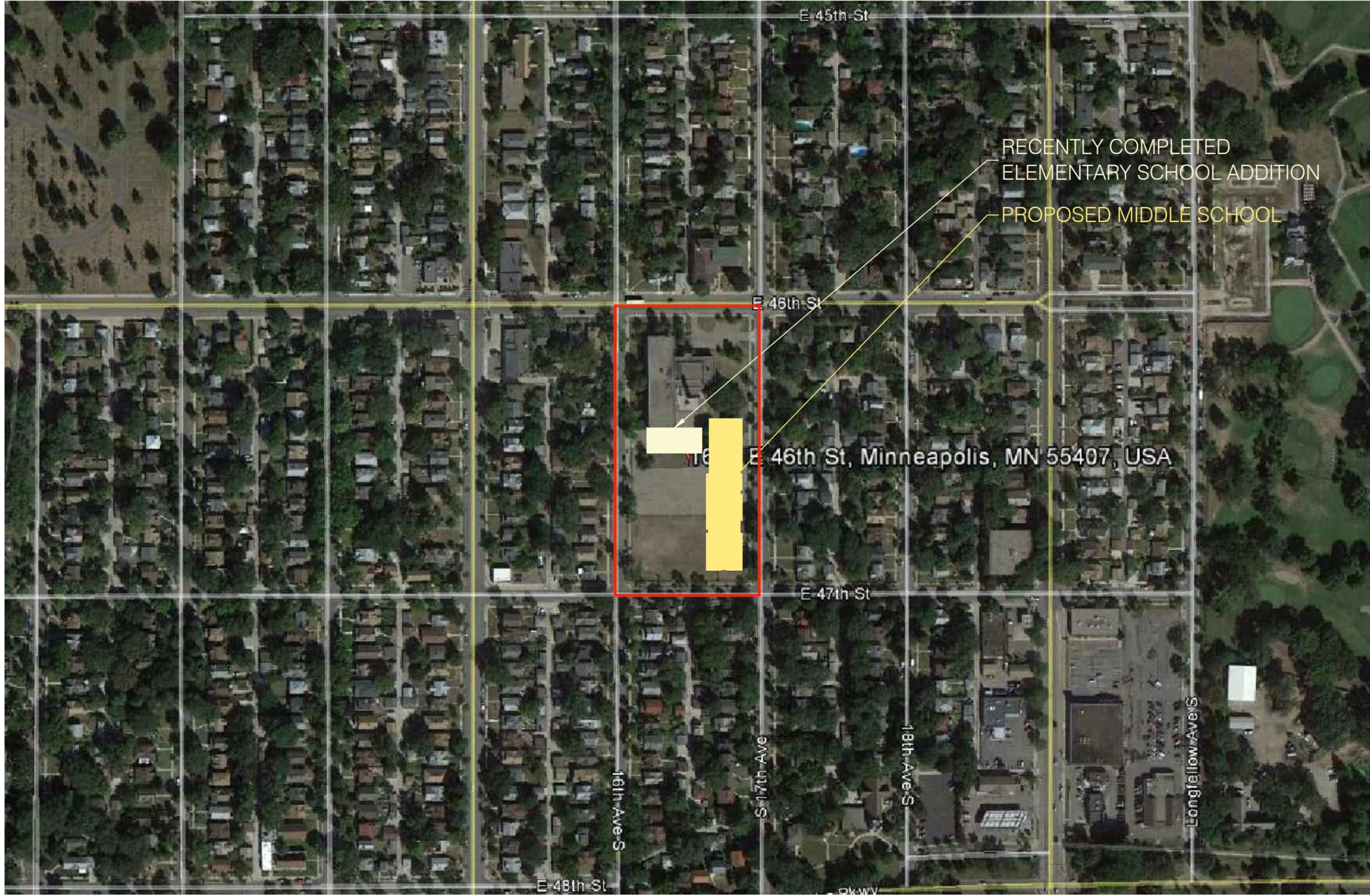
Hiawatha College Prep
 Drawing 5 of 9
 Date: November 3, 2014
 Scale: N/A

Hiawatha College Prep - Northrop Middle School
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 Minneapolis, MN 55407

Title: **Site Model**

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 Suite 100
 Minneapolis, Minnesota 55408
 T | 612-870-2538
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1
IMG AERIAL PHOTO
NOT TO SCALE



RECENTLY COMPLETED
ELEMENTARY SCHOOL ADDITION
PROPOSED MIDDLE SCHOOL

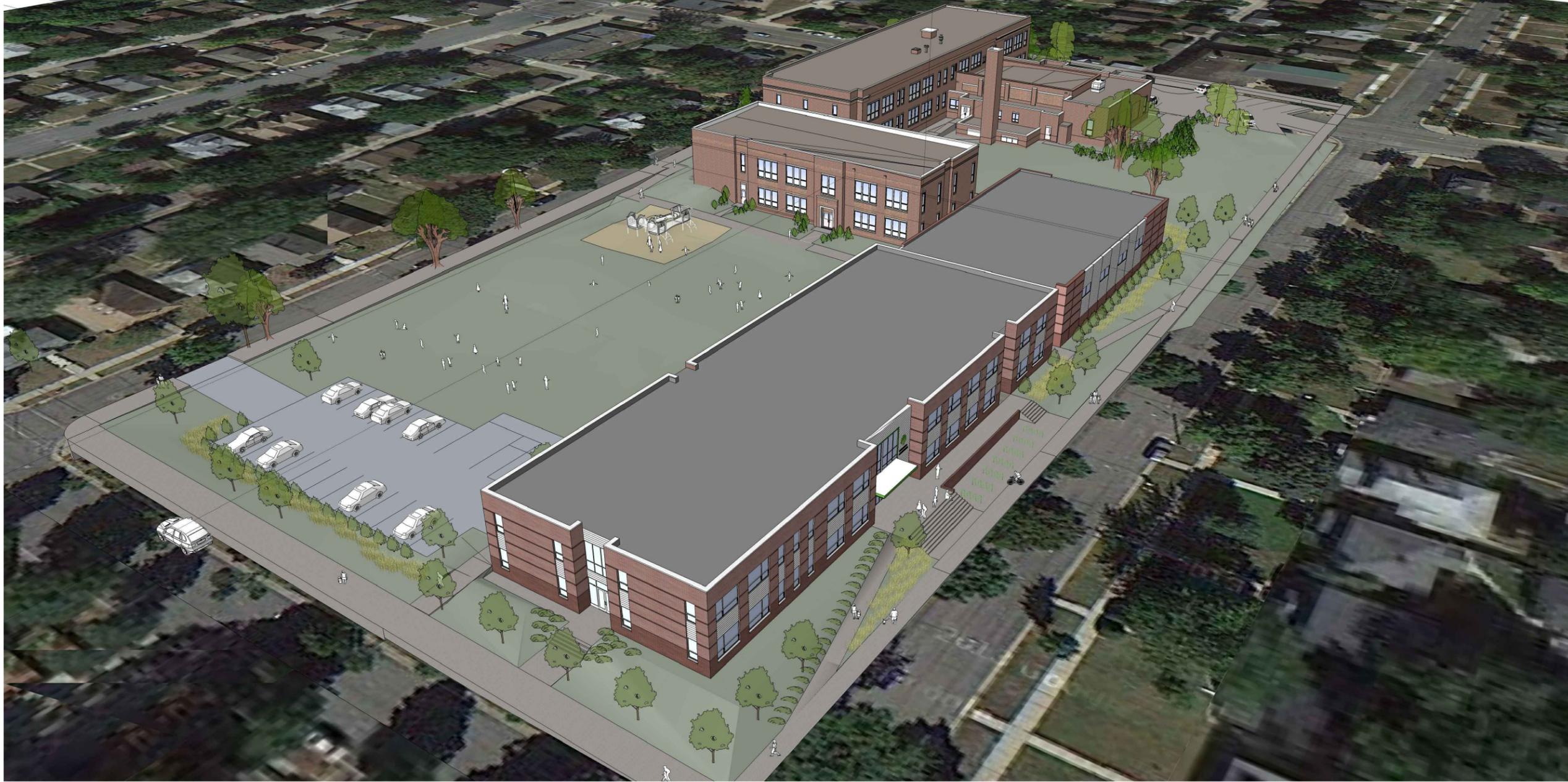
1611 E 46th St, Minneapolis, MN 55407, USA

Title: **Site Context Photos**

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2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
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1 AERIAL PHOTO WITH 3D RENDERING
IMG NOT TO SCALE

Title: **Site Context Aerial**

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Hiawatha College Prep
Drawing 7 of 9
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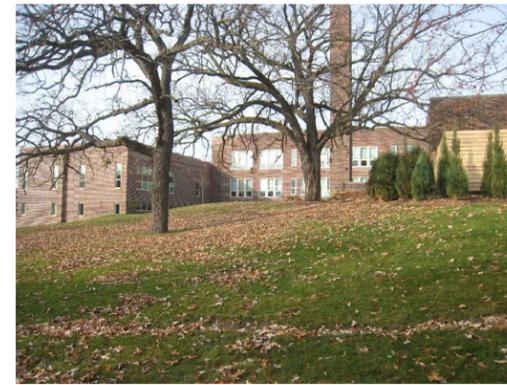
VIEWS ALONG 16TH AVENUE



VIEWS ALONG E. 46TH STREET



VIEWS ALONG E. 47TH STREET



VIEWS ALONG 17TH STREET

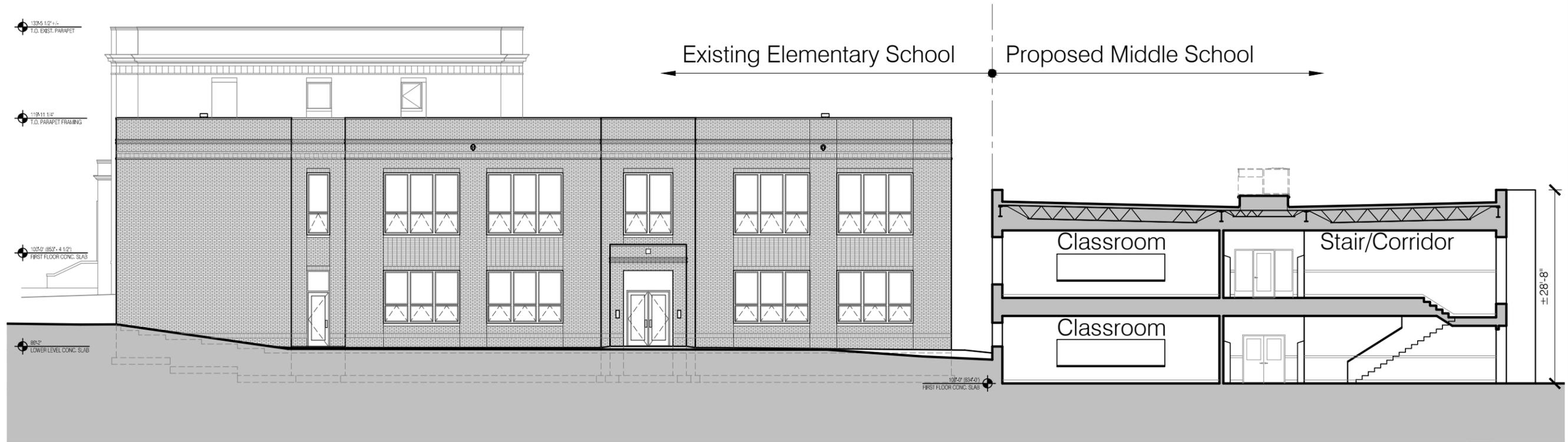
Hiawatha College Prep
Drawing 8 of 9
Date: November 3, 2014
Scale: N/A

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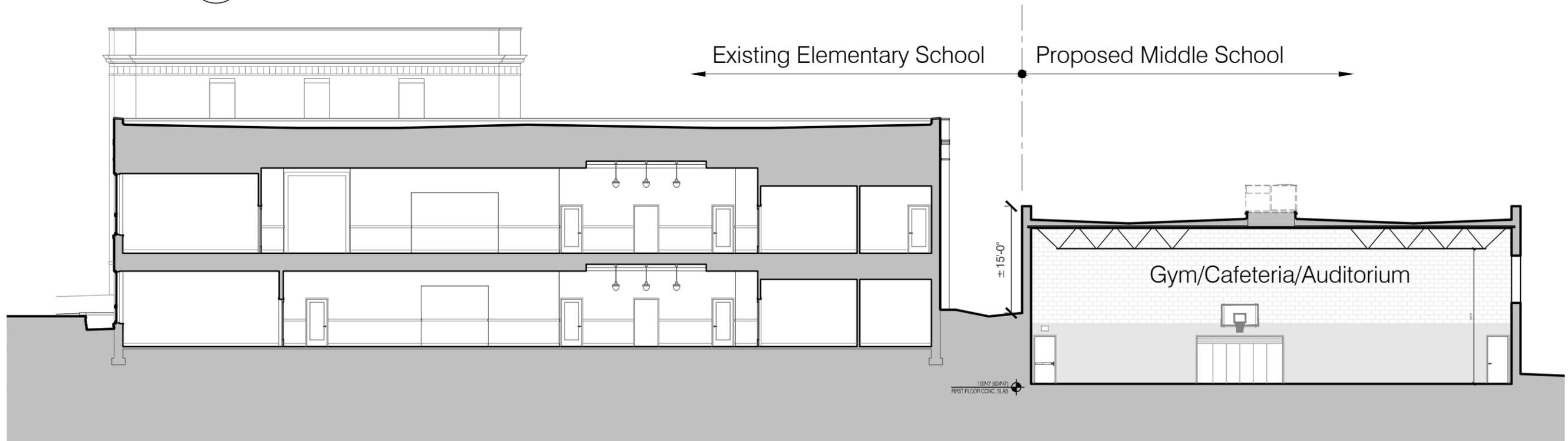
Title: Site Context Photos

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1 SECTION THROUGH SITE AND PROPOSED BUILDING
SEC 1/16" = 1'-0"



2 SECTION THROUGH 2014 ADDITION AND PROPOSED GYMNASIUM
SEC 1/16" = 1'-0"

Hiawatha College Prep
Drawing 9 of 9
Date: November 3, 2014
Scale: 1/16" = 1'-0"

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Title: **Building Sections**

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