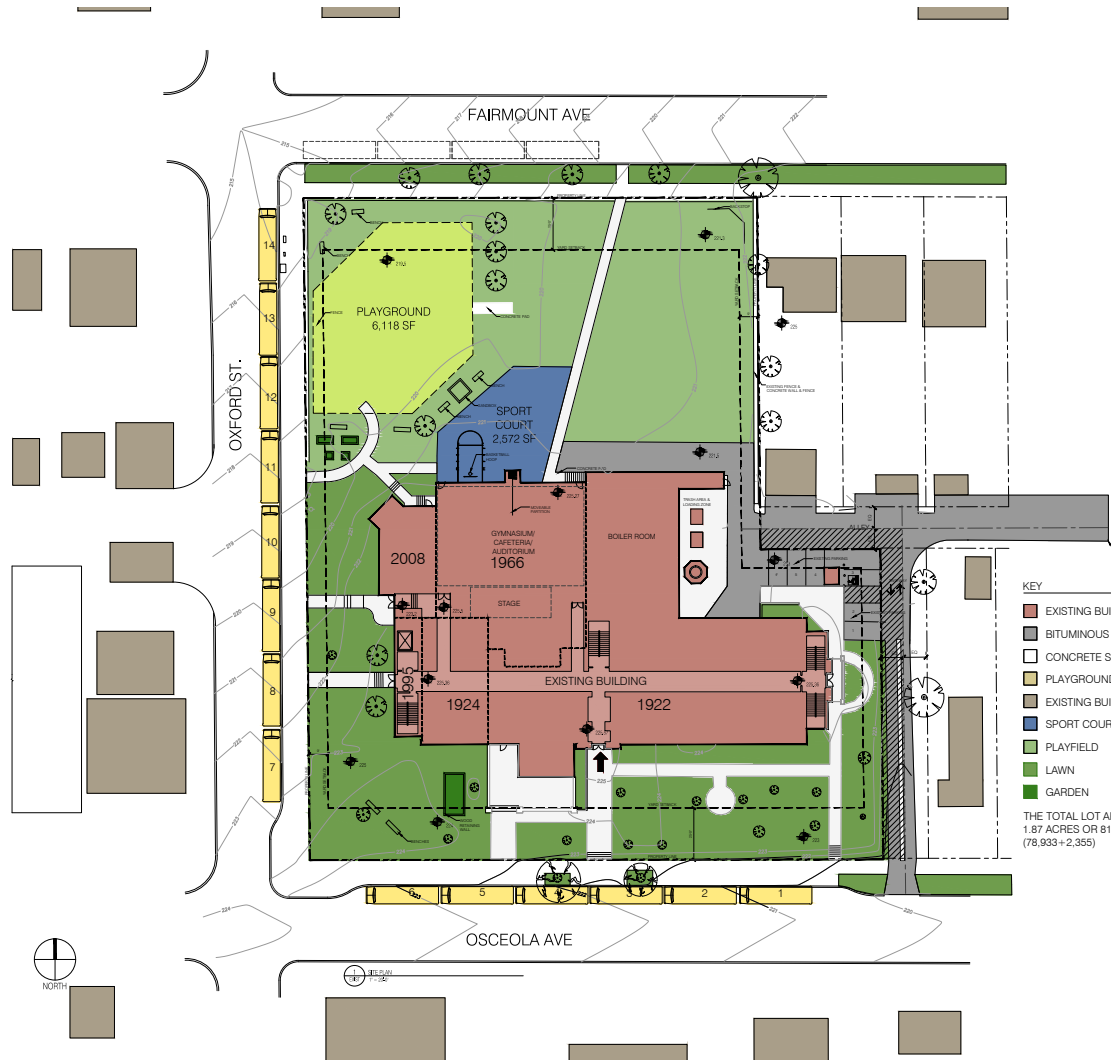




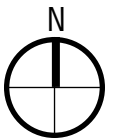
Preliminary Project Design

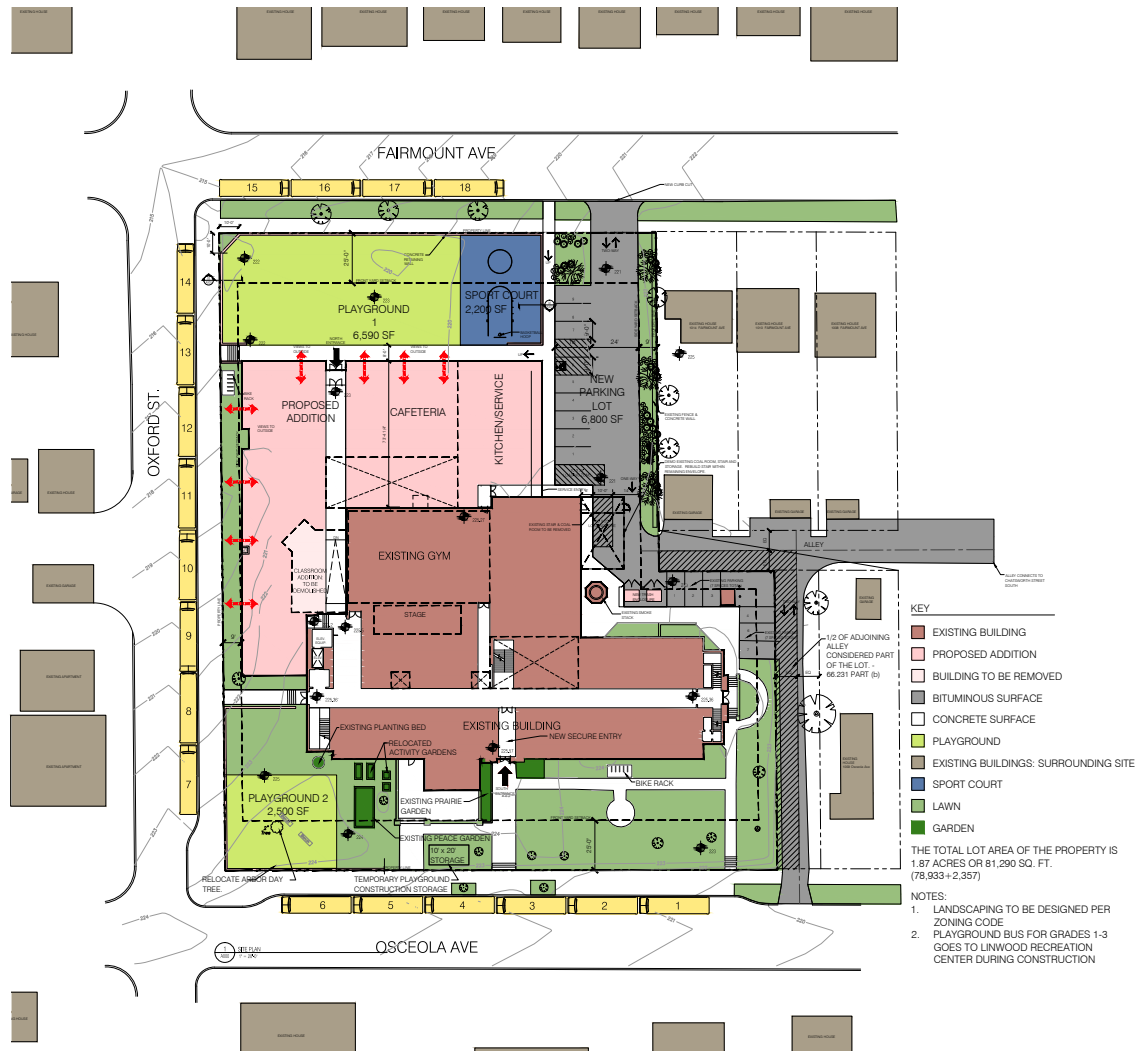
Agenda

- Introductions
- Evolution of Site Plan
 - “Existing” Current Condition
 - “Previous” March 21, 2016
 - “Revised” April 21, 2016
- Site Diagrams
- Building Massing
- Interior Layout
- Variance Precedents
- Break out sessions

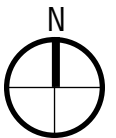


EXISTING SITE PLAN



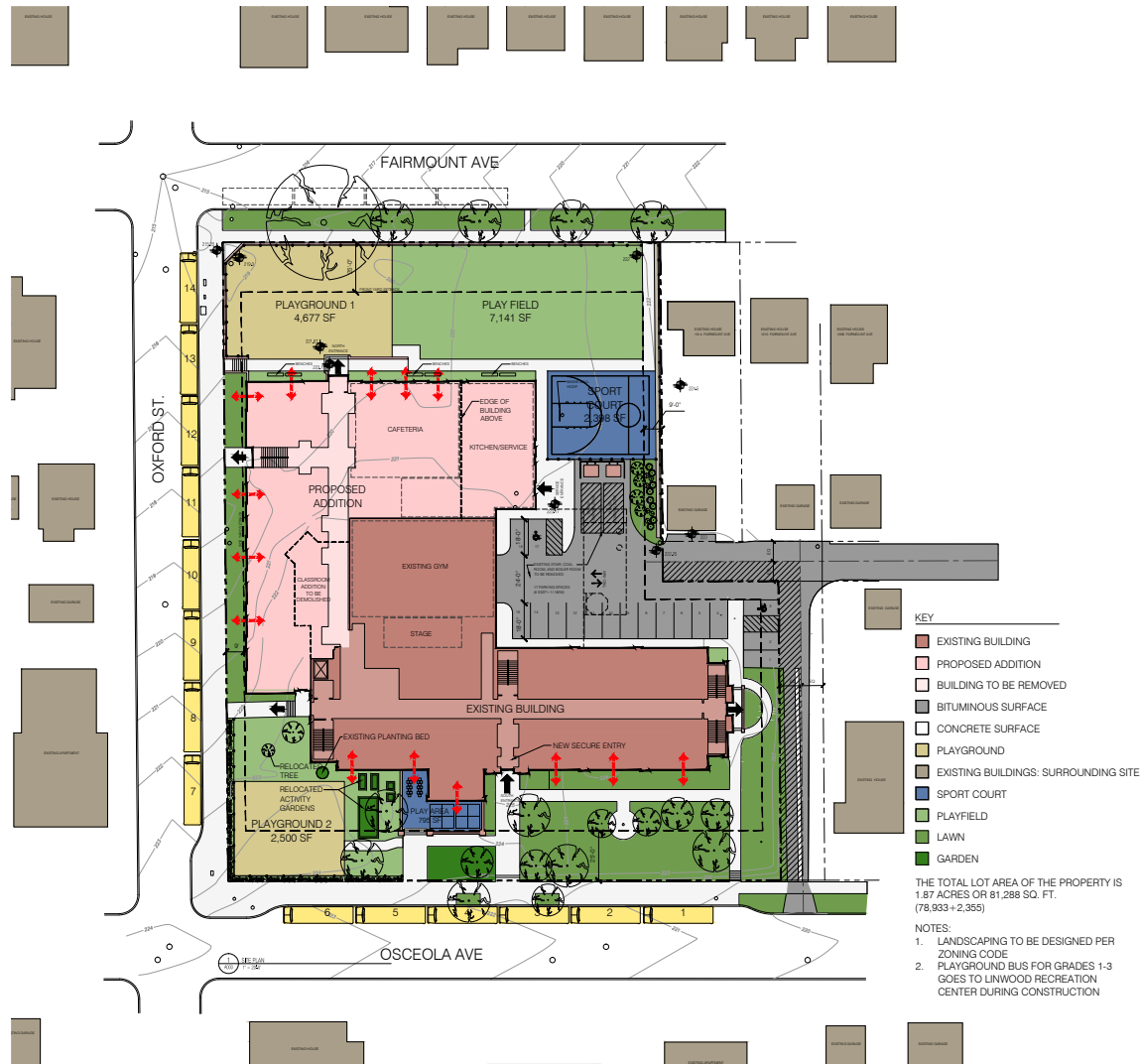


PREVIOUS SITE PLAN (March 21, 2016)

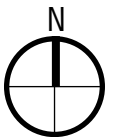


Variances - Previous (3/21/2016)

1. **Lot Coverage** (**35%** Allowed, **44.3%** Requested)
 - Percentage of the lot occupied by the building including 1/2 of adjacent alley(s).
2. **Parking in the Front Yard** (**Not Allowed**, Requested for 9 required off-street parking spaces and for safe service vehicle circulation)
3. **Building Height** (**30'** Allowed, **50'** Requested)
 - Vertical distance from *established average grade* to *roof surface*
 - Mechanical equipment penthouses do not count for height and are not a “story”.



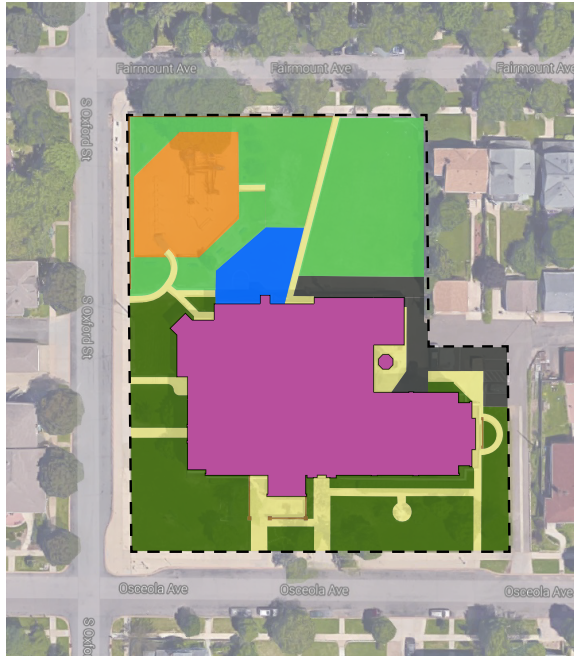
REVISED SITE PLAN (April 21, 2016)



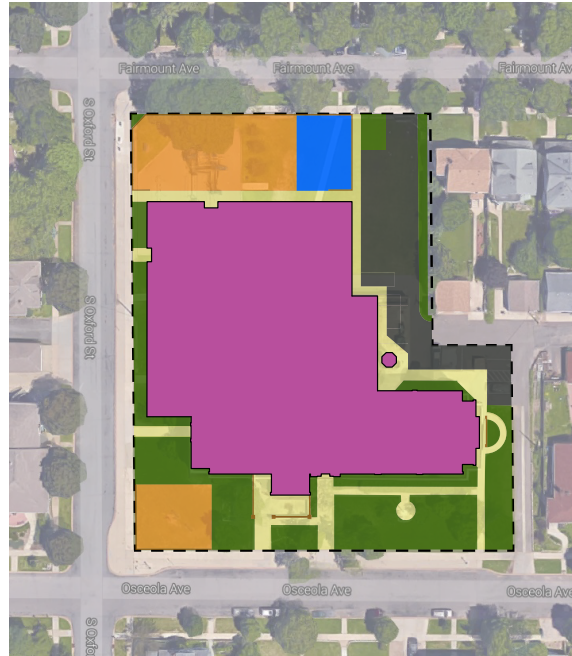
Variances - Revised (4/21/2016)

1. **Lot Coverage** (**35%**-Allowed / **44.3%**-Previous / **39.3%**-Revised)
 - Remove 1922 Boiler Room:
 - More open space
 - Safer, more efficient service court
 - Elimination of the Fairmount curb cut
2. **Parking in the Front Yard** (**Not Required**)
 - Variance no longer required for revised parking.
3. **Building Height** (**30'**-Allowed / **50'**-Previous / **47'**-Revised)
 - Recalculated building height based on closer reading of existing grade.

Previous: 3/21/2016



EXISTING



PREVIOUS (3/21/2016)



REVISED (4/21/2016)

- Building Footprint
- Open/Green Space/Lawn

- Service Access/Parking
- Sidewalks
- Site Wall

- Playground Area
- Sport Court Area
- Play Field Area

EXISTING CURRENT

PREVIOUS (3/21/16)

REVISED (4/21/16)

PROPERTY AREAS

	EXISTING
TOTAL PLAY AREA	25,980
PLAYGROUND AREA	6,118
SPORT COURT AREA	2,638
PLAY FIELD AREA	17,224
TOTAL HARD SURFACES	12,092
PARKING LOTS AND DRIVEWAYS	2,625
SERVICE ACCESS AREA	1,448
SIDEWALK AREAS	6,987
SITE WALL	1,032
LAWN	17,529
BUILDING FOOTPRINT	23,332
TOTAL PROPERTY AREA ¹	78,933

PREVIOUS	CHANGE FROM EXISTING
11,383	-56.2%
9,186	+50.1%
2,197	-16.7%
0	-100.0%
16,677	+37.9%
7,365	+180.6%
506	-65.1%
7,901	+13.1%
905	-12.3%
14,856	-15.2%
36,017	+54.4%
78,933	

REVISED	CHANGE FROM EXISTING
21,638	-16.7%
7,288	+19.1%
3,195	+21.1%
11,155	-35.2%
15,274	+26.3%
7,002	+166.7%
500	-65.5%
6,848	-2.0%
924	-10.5%
10,062	-42.6%
31,959	+37.0%
78,933	

LOT COVERAGE

HALF OF ADJACENT ALLEY	2,357
TOTAL LOT AREA ²	81,290
LOT COVERAGE ³	28.7%

44.3%

39.3%

1. **TOTAL PROPERTY AREA** = TOTAL PLAY AREA + TOTAL HARD SURFACE + LAWN + BUILDING FOOTPRINT

2. **LOT AREA**: THE TOTAL HORIZONTAL AREA WITHIN THE LOT LINES OF THE LOT.

3. **LOT COVERAGE**: THE PART OR PERCENT OF THE LOT OCCUPIED BY THE ABOVE GRADE PORTION OF THE BUILDINGS.

IN CALCULATING THE AREA OF A LOT THAT ADJOINS A DEDICATED PUBLIC ALLEY, FOR THE PURPOSE OF APPLYING LOT AREA AND DENSITY REQUIREMENTS OF THIS CODE, ONE-HALF THE WIDTH OF SUCH ALLEY ADJOINING THE LOT SHALL BE CONSIDERED AS PART OF SUCH LOT. (REFER TO SEC. 63.101. - LOT ADJOINING ALLEYS

*DISCLAIMER: INFORMATION BASED ON DRAWINGS APRIL 21, 2016

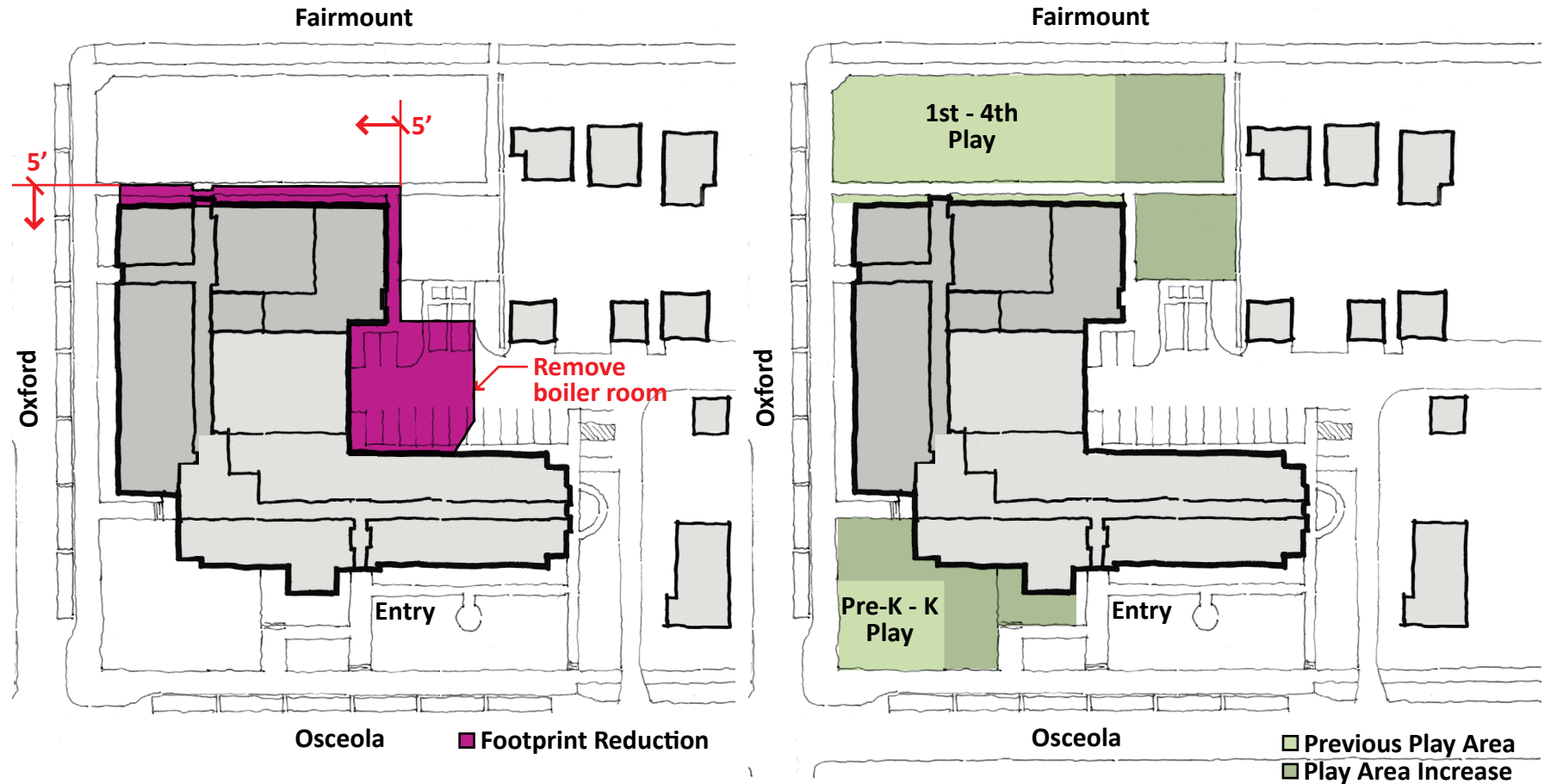
Changes from Previous (3/21/2016) to Revised (4/21/2016)

- **Lot Coverage Variance** - Reduced by **53.8%** (5/9.3)
 - Previous: 44.3% (9.3% over 35%)
 - Revised: 39.3% (4.3% over 35%)
- **Total Play Area*** - Increased by **90.0%** (10,255 SF/11,383 SF)
 - Previous: 11,383 SF
 - Revised: 21,638 SF
 - Increased: 10,255 SF
 - Reduction from Existing **16.7%**
- **Hard Surfaces**** - Reduced by **8.4%** (1,403 SF/16,677 SF)
 - Previous: 16,677 SF
 - Revised: 15,274 SF
 - Reduced: 1,403 SF

*Total Play Area: playgrounds, sport courts, and play fields.

**Hard Surfaces: sidewalks, service access, parking, driveways and site walls

Changes from Previous (3/21/2016) to Revised (4/21/2016)

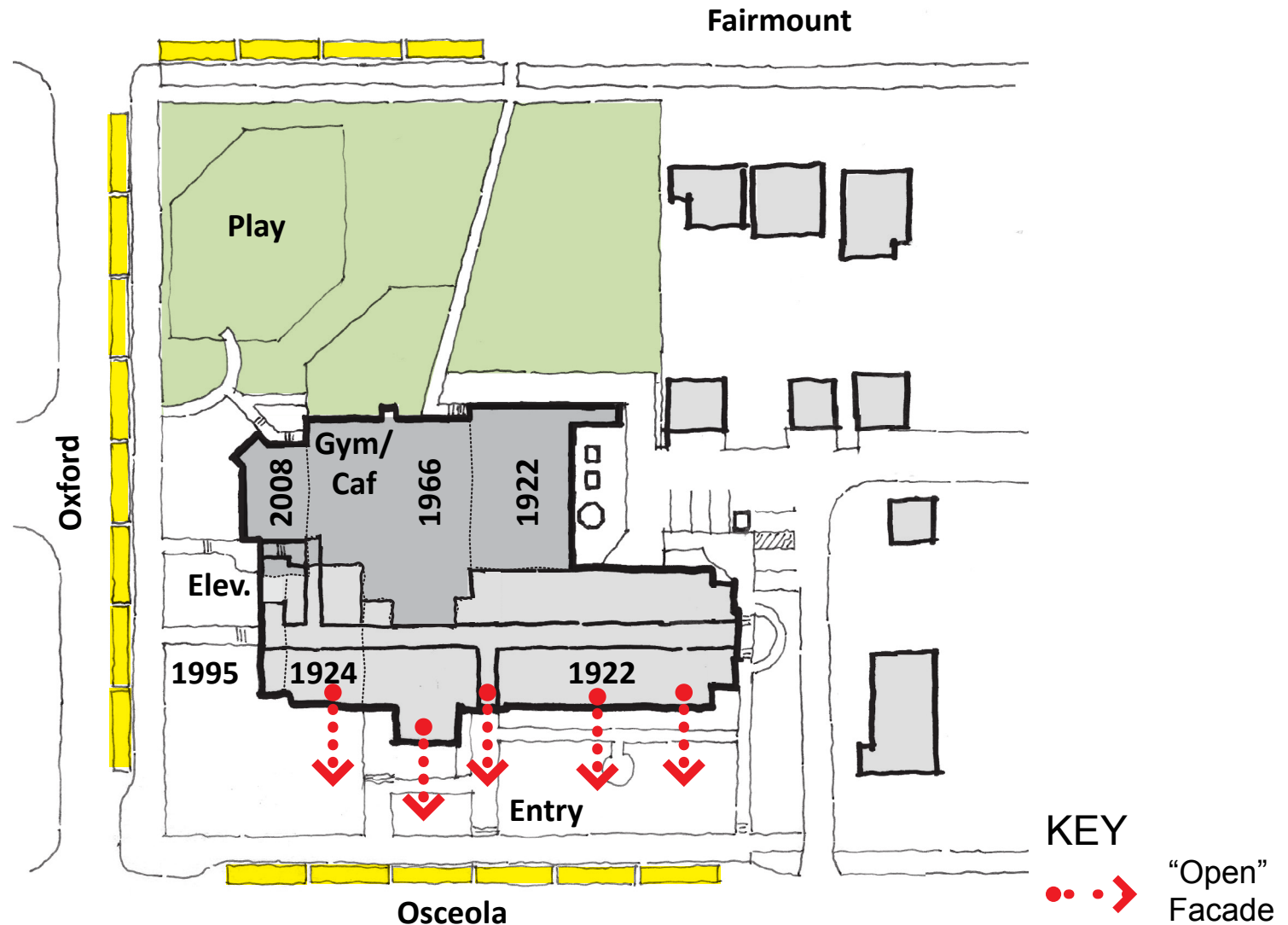


*Total Play Area: playgrounds, sport courts, and play fields (**16.7%** reduction from existing)

SITE DIAGRAMS

- Site Connectivity
- Accessibility
- Service/ Parking

Site Connectivity - Existing



Site Connectivity - Existing

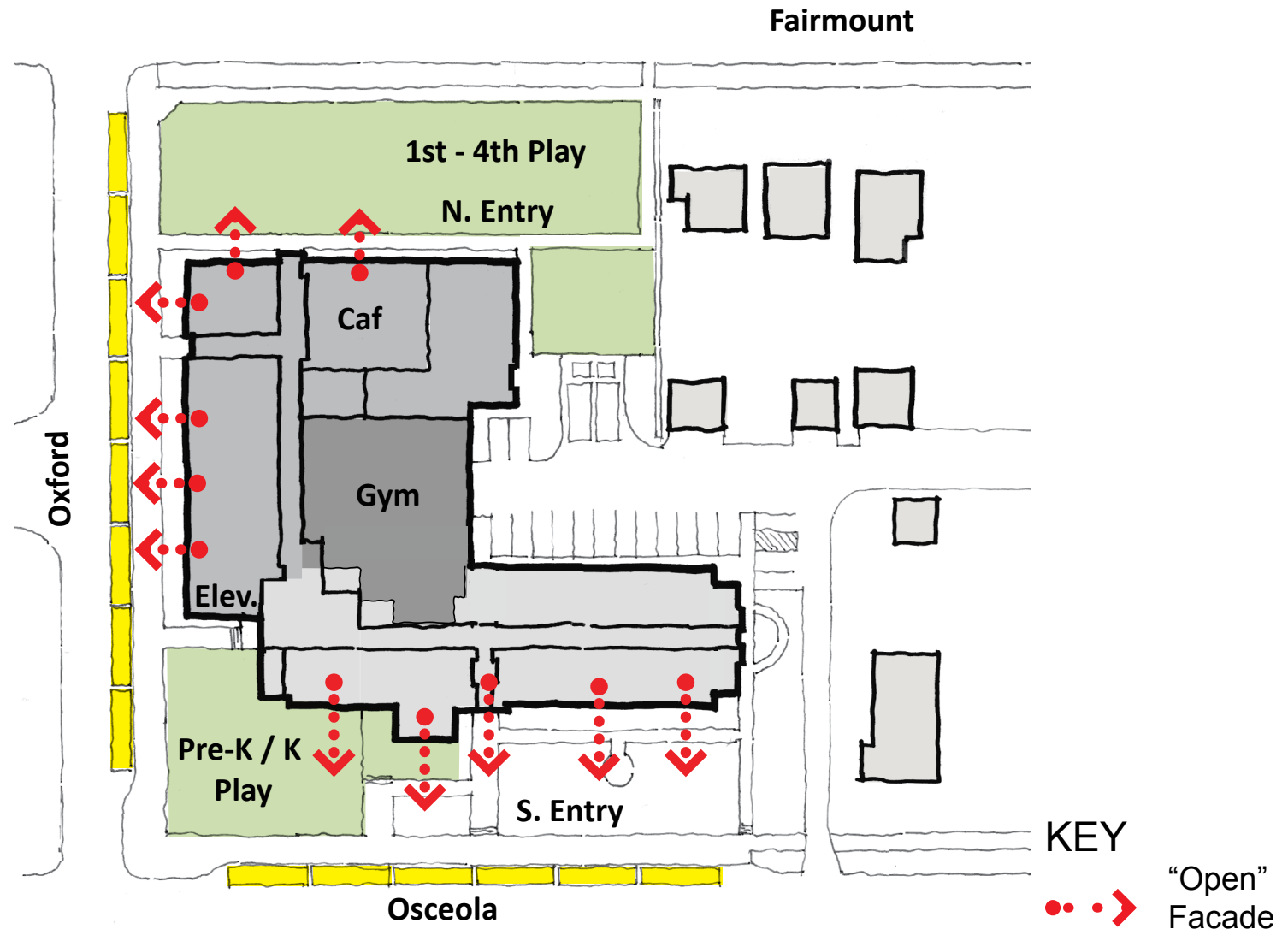


“Open” Facade - Lots of Windows

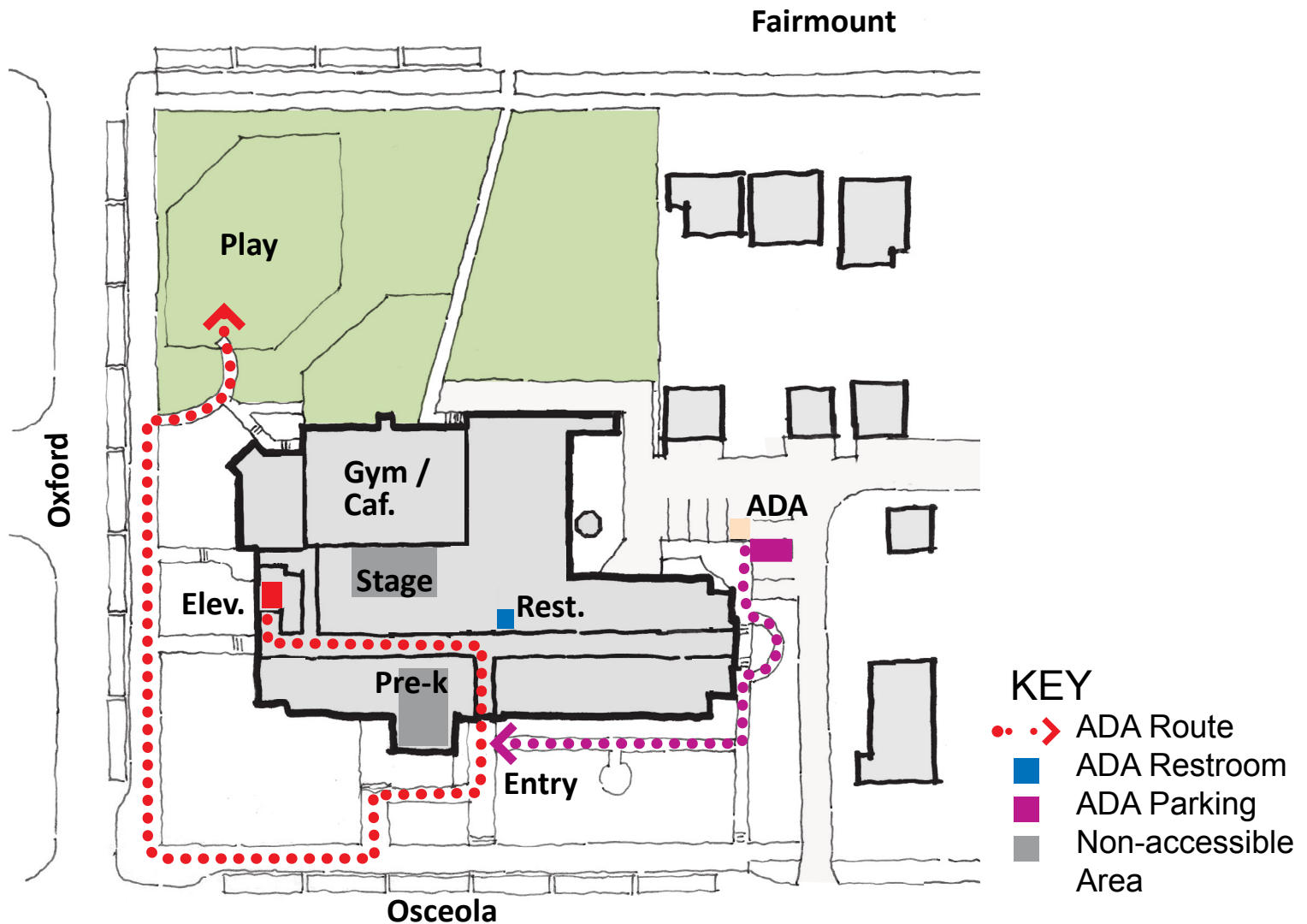


“Closed” Facade - Minimal or No Windows

Site Connectivity - Revised



Accessibility - Existing



Accessibility - Existing



Inaccessible restrooms (all floors)



Main exit to Oxford

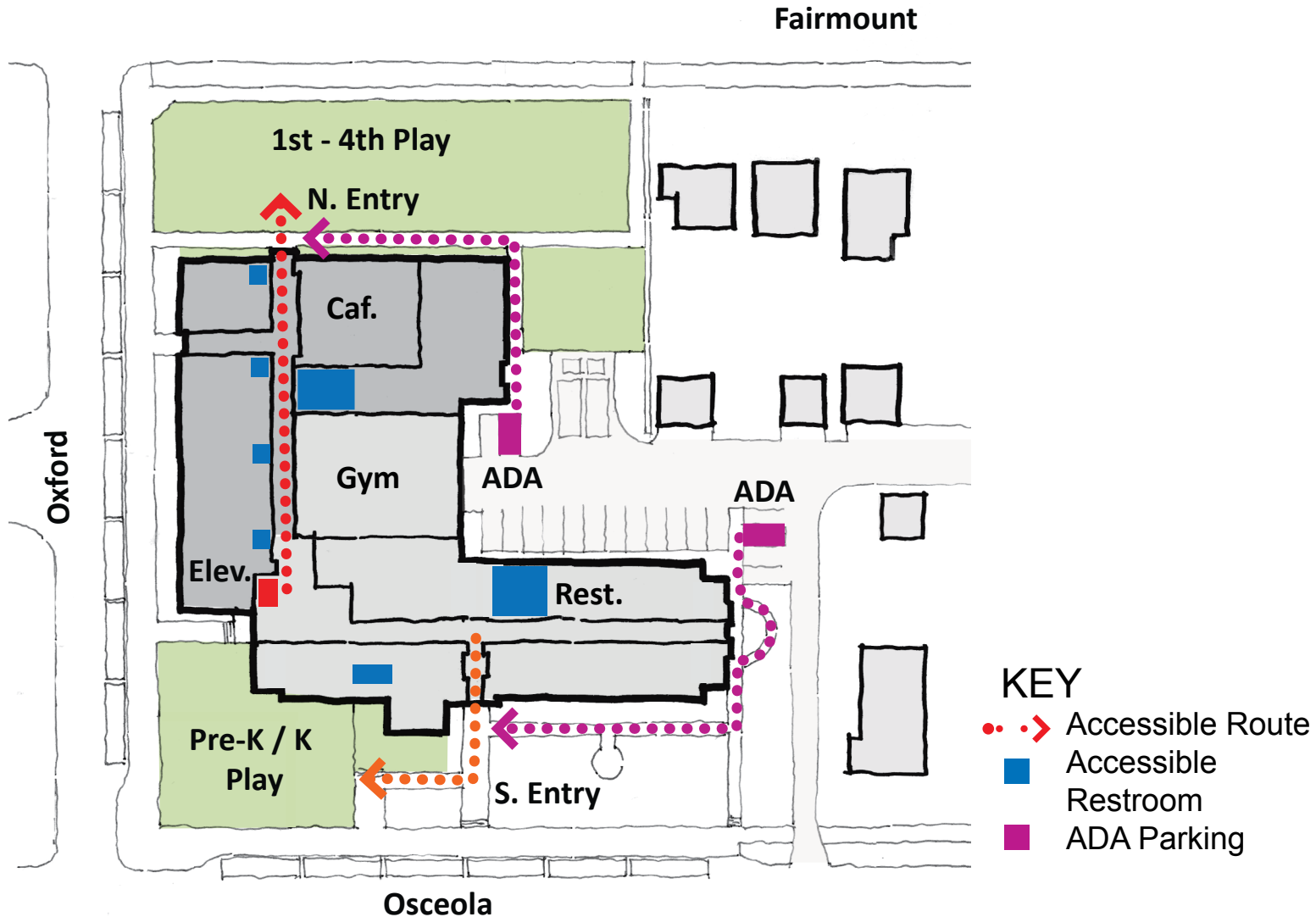


Inaccessible stage

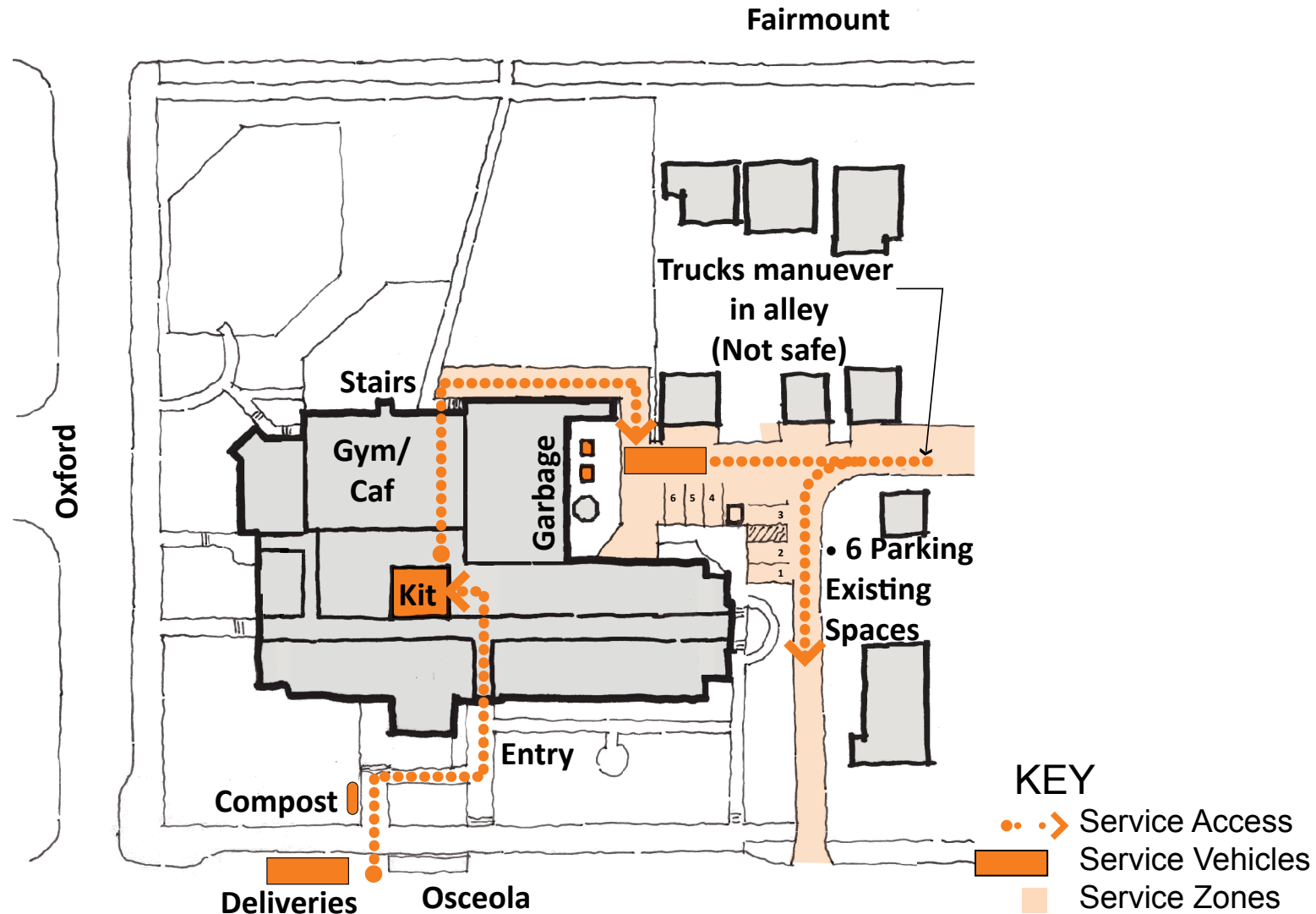


Inaccessible Kindergarten exit

Accessibility - Revised



Service/ Parking - Existing

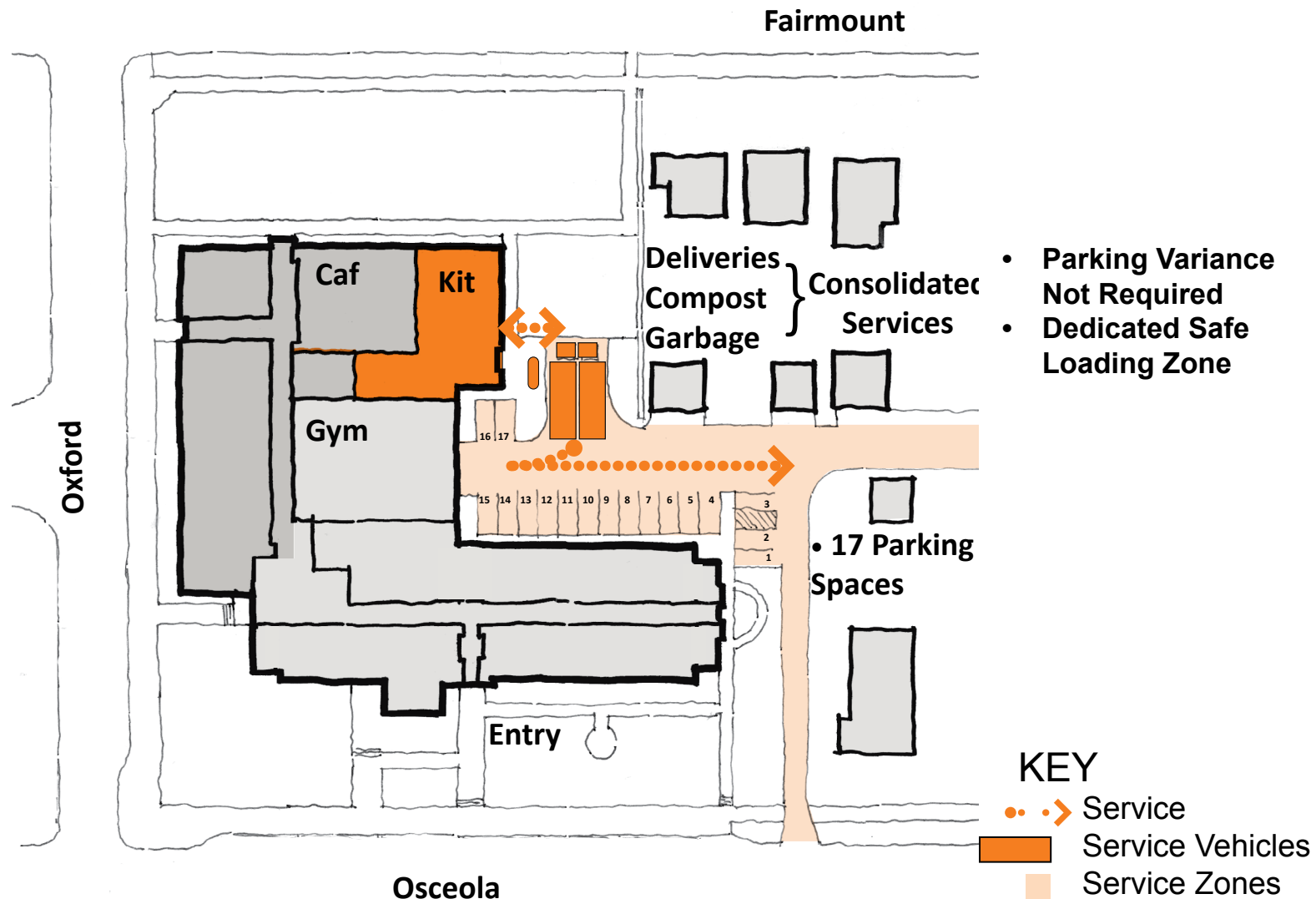


Service/ Parking - Existing



Existing Service Court

Service/ Parking - Revised



BUILDING MASSING

- Design Status - Schematic
- Design Standards
- Height Strategy
- Preliminary Views
- Sun Study

Design Standards - Building Exterior (St. Paul Zoning Code)

- Clear primary entrances.
- Minimum 15% window area on any street frontage.
- Materially similar to primary facade (i.e. brick).
- Rooftop equipment screened/located to reduce visual impact.
- U.S. Dept. of the Interiors Standards for Rehabilitation.

“The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

Height Strategy:

- Proposed Addition to Match Existing Heights
 - Floor, Roof, Parapet, Penthouse
 - *Accessibility
- Scale
 - Reduced building height adjacent to closest neighbor to east
 - Articulation of facades
 - Extend horizontal datums from existing building
- Orientation
 - Internalize “closed” spaces (gym, bathrooms, service)
 - Externalize “open” spaces (classrooms, cafeteria)



Existing



View from Oxford and Osceola

Proposed



Existing



View from Oxford and Fairmount

Proposed



View of Play Space

Proposed



Building Massing

Fall Equinox, 3pm

Seasonal Sun Study (shown for 3pm - full study printed on boards)

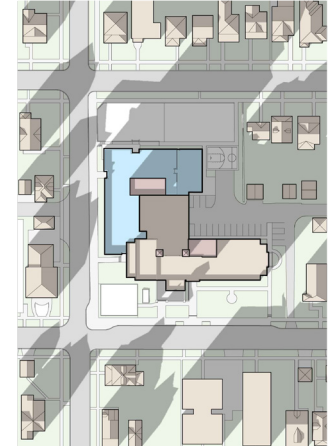
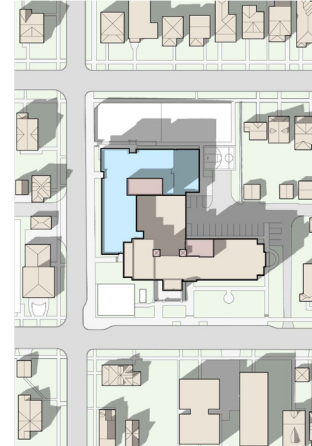
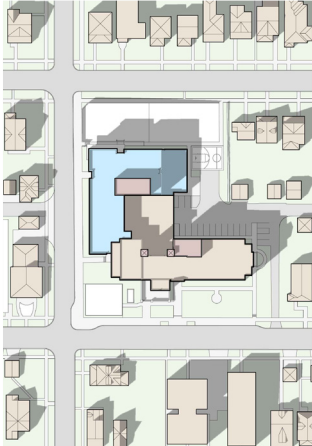
Spring Equinox

Summer Solstice

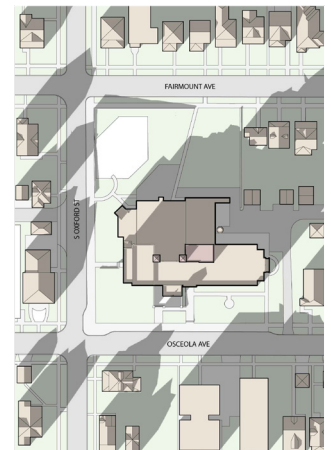
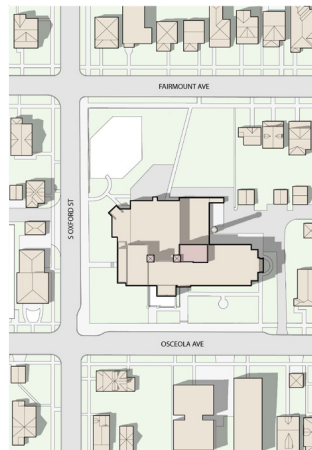
Fall Equinox

Winter Solstice

New



Existing

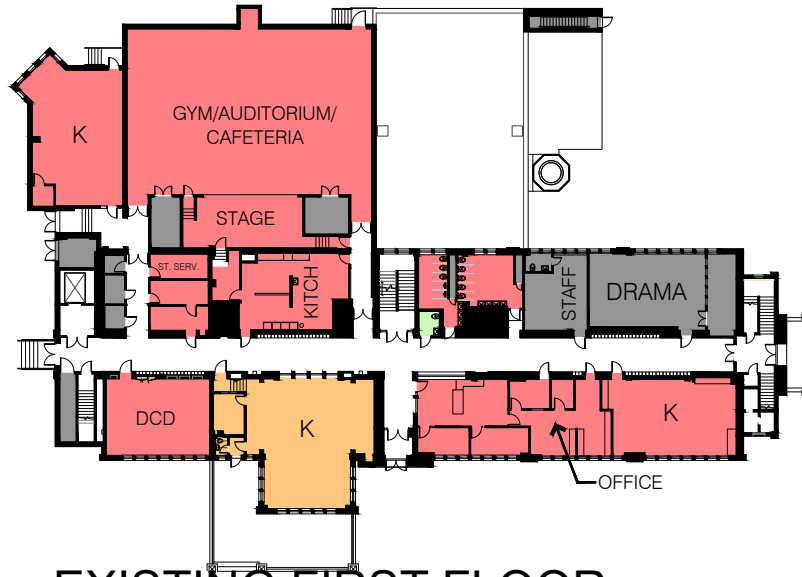


INTERIOR PROGRAM

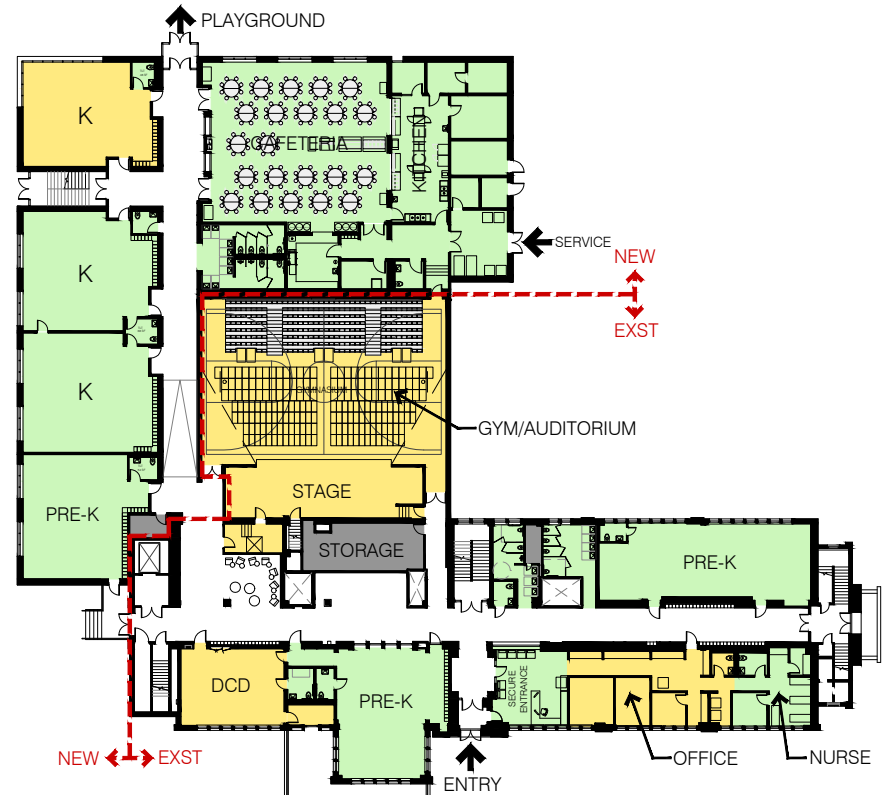
- Design Status
- MDE/SPPS Interior Guidelines
- Floor Plan Review

COMPLIANCE WITH FMP PRINCIPLES AND
STANDARDS AND EDUCATIONAL ADEQUACY
ASSESSMENT GUIDELINES

- DOES NOT MEET STANDARDS
- DOES NOT MEET OTHER STANDARDS
- IMPROVED
- MEETS STANDARDS
- NO ESTABLISHED STANDARDS



EXISTING FIRST FLOOR



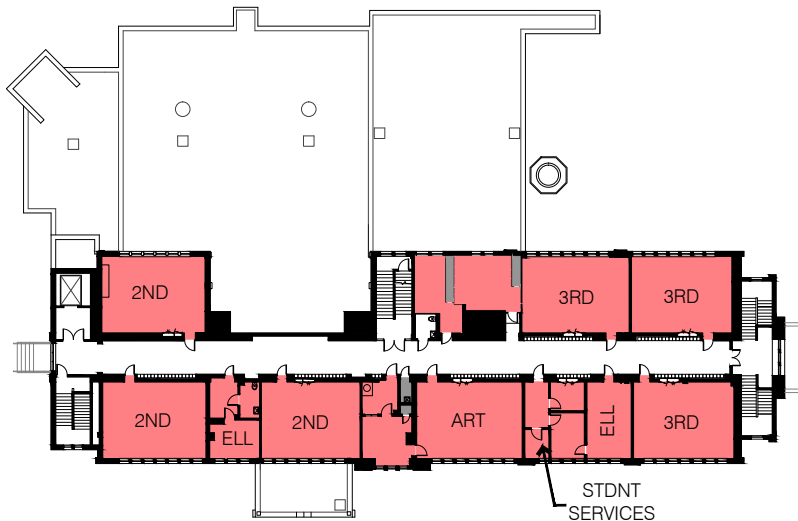
PROPOSED FIRST FLOOR

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

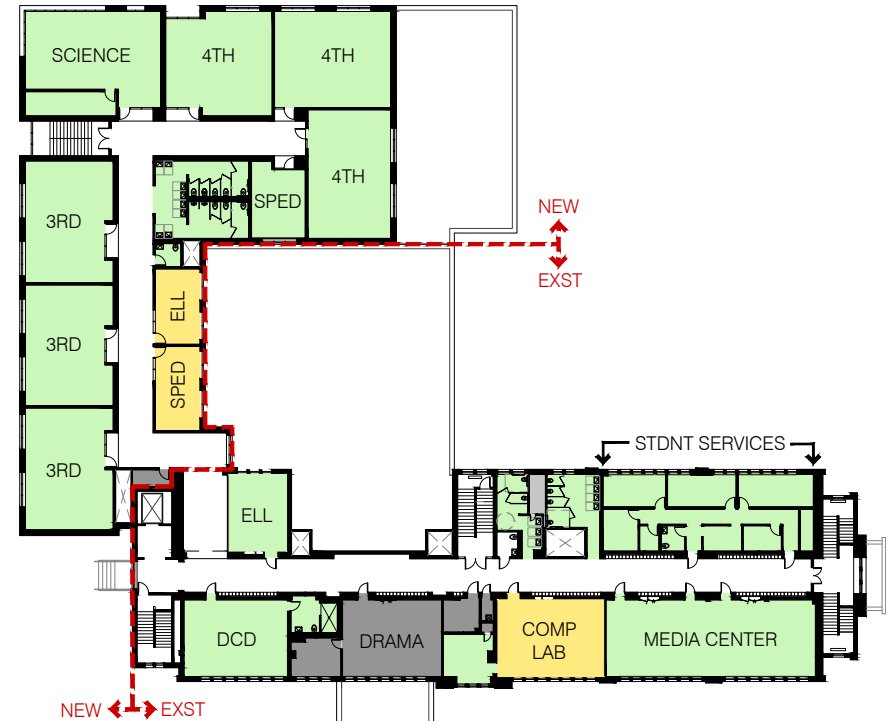


COMPLIANCE WITH FMP PRINCIPLES AND
STANDARDS AND EDUCATIONAL ADEQUACY
ASSESSMENT GUIDELINES

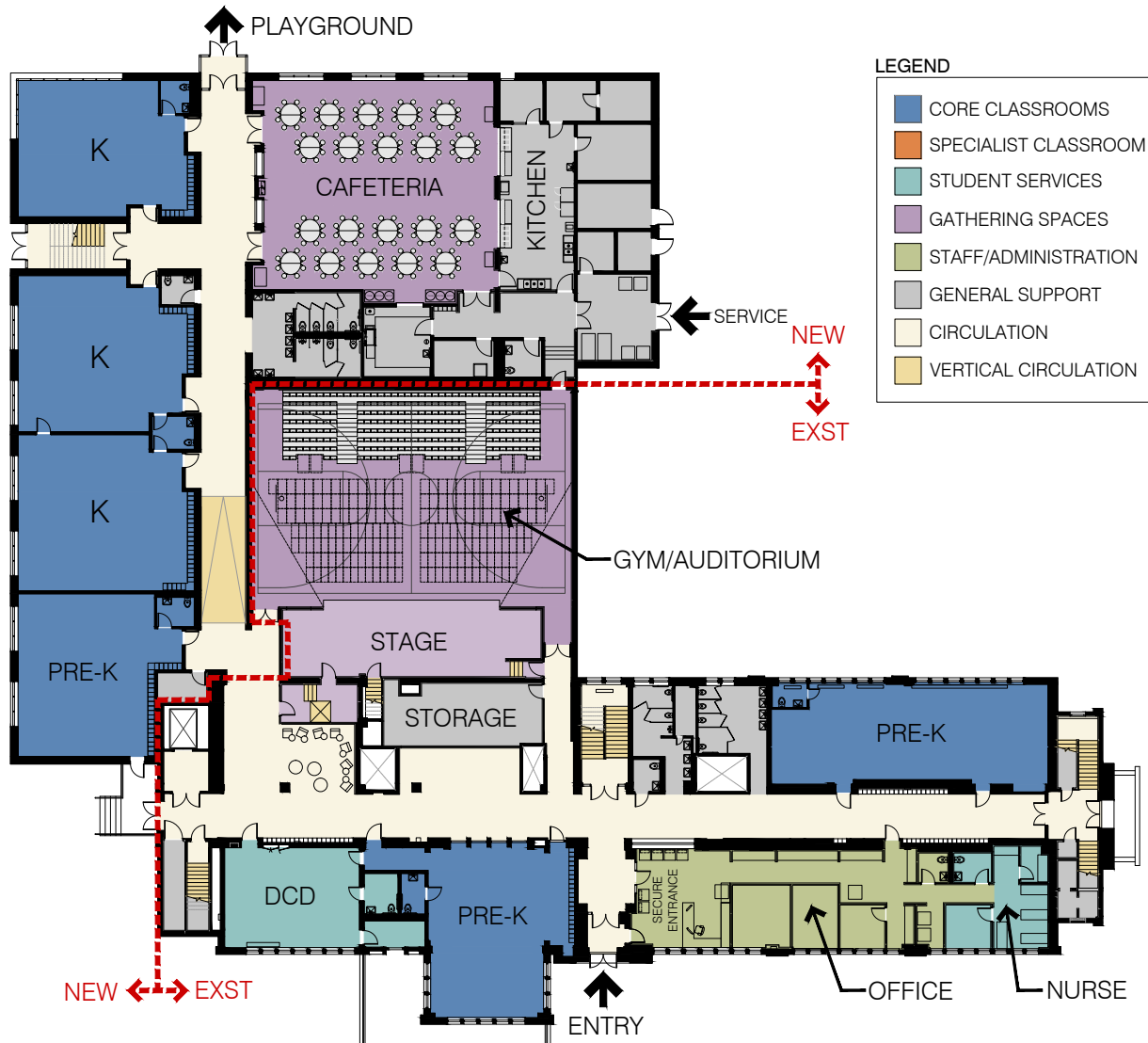
- DOES NOT MEET STANDARDS
- DOES NOT MEET OTHER STANDARDS
- IMPROVED
- MEETS STANDARDS
- NO ESTABLISHED STANDARDS



EXISTING THIRD FLOOR



PROPOSED THIRD FLOOR



FIRST FLOOR PLAN



SECOND FLOOR PLAN

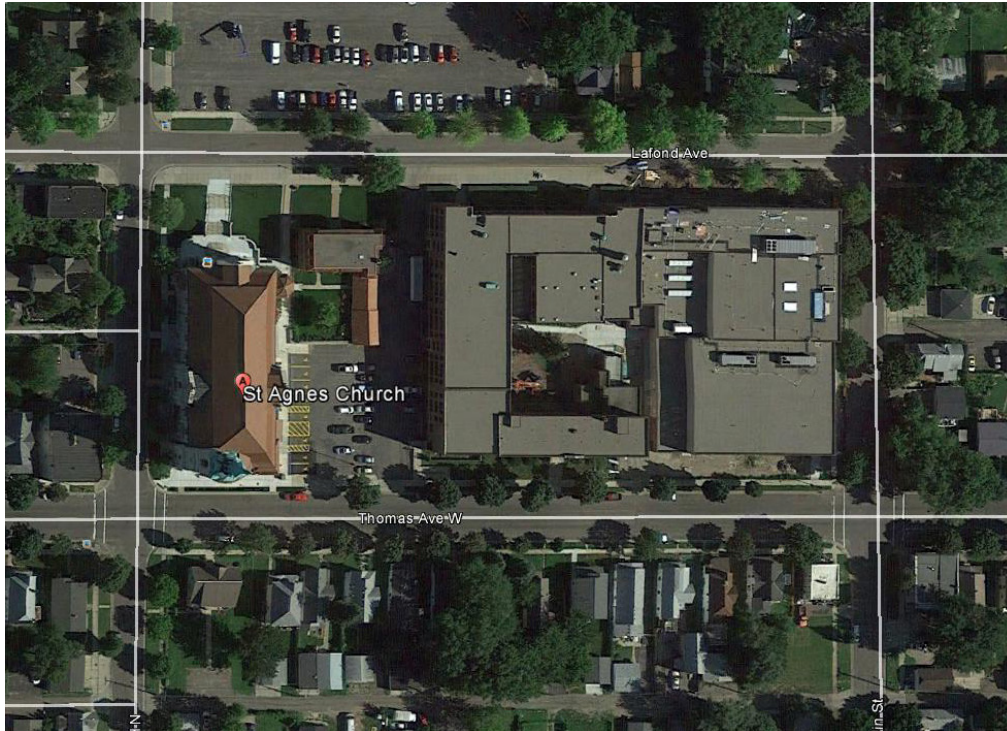


THIRD FLOOR PLAN

VARIANCE PRECEDENTS

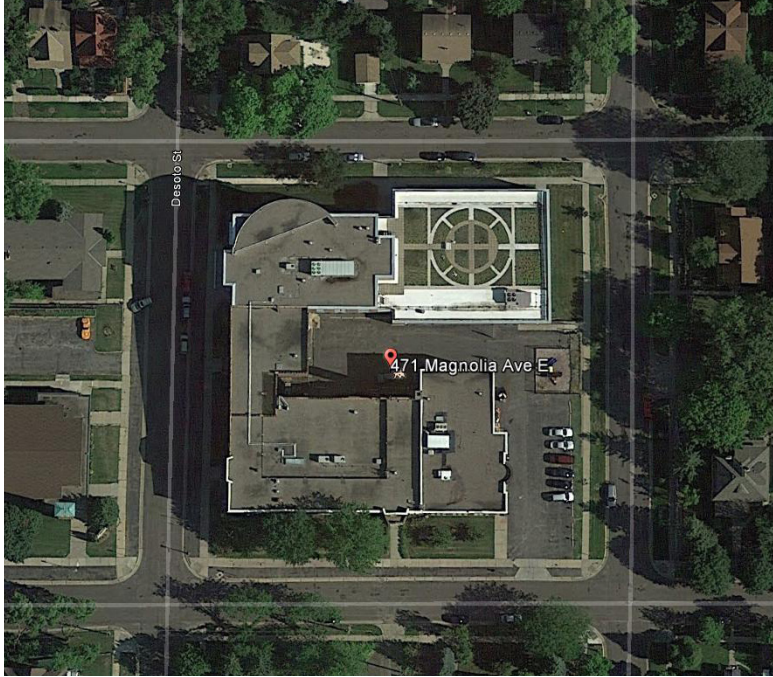
R4 single-family Zoning District

St. Agnes School 2014 - (530 LaFond Ave.)



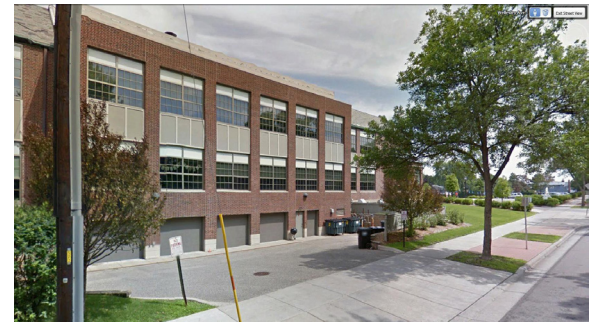
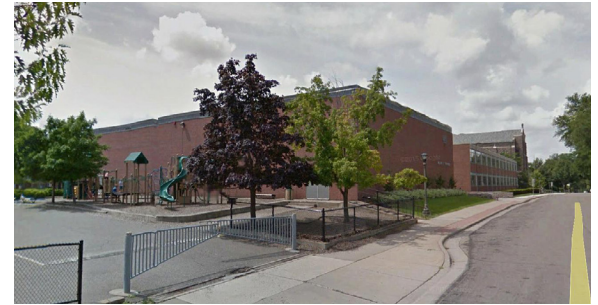
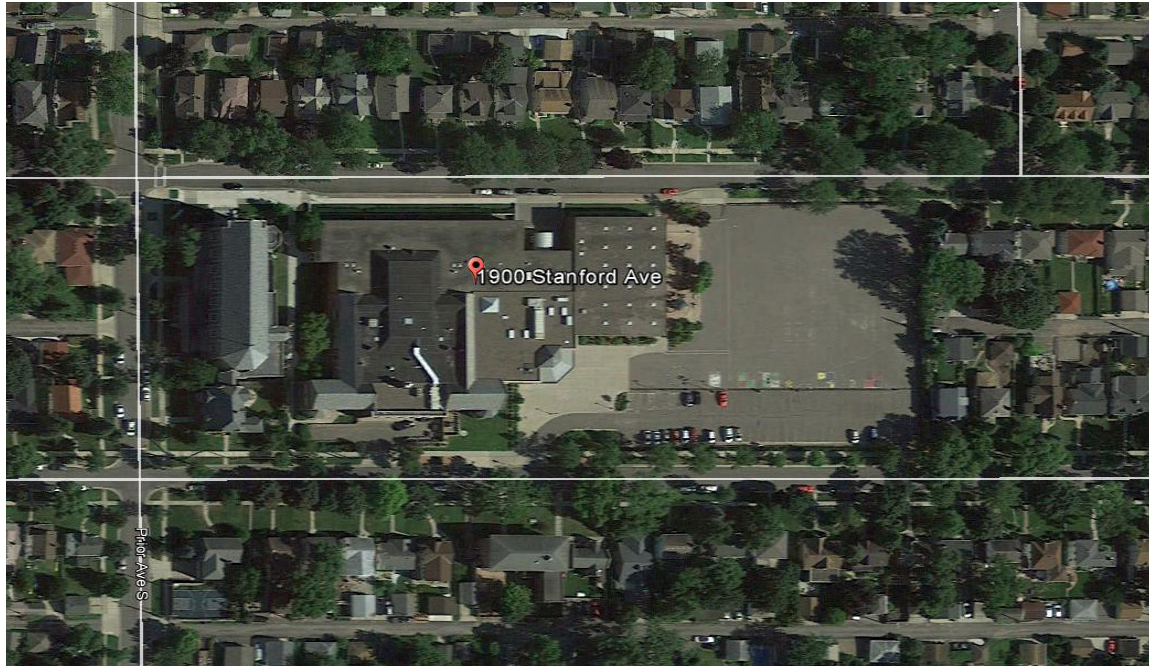
- Lot Coverage: 35 to 41.3%
- Building Height: 30 to 38 ft
- Reduced setbacks:
 - Front Yard: 25 to 14' -8"
 - Side Yard: 19' to 4' -8"

Community of Peace Academy 2006 - (471 Magnolia Ave. E)



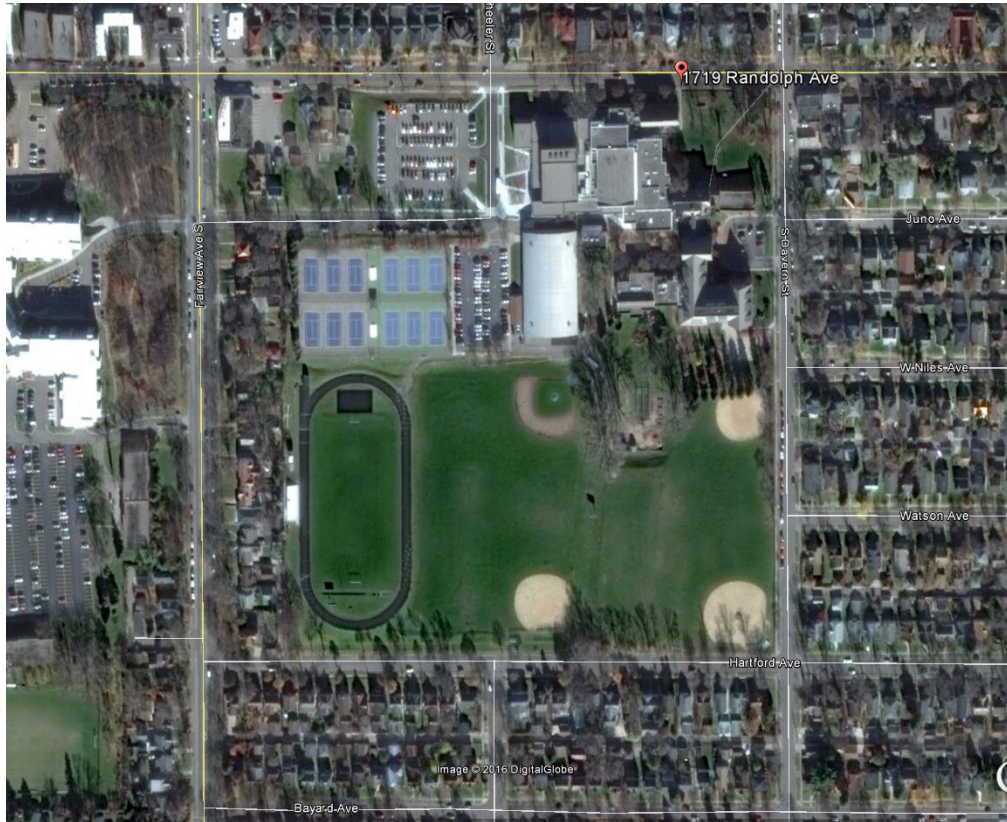
- Lot Coverage: 35 to 48%

Nativity of our Lord School 2006 – (1900 Stanford Ave)



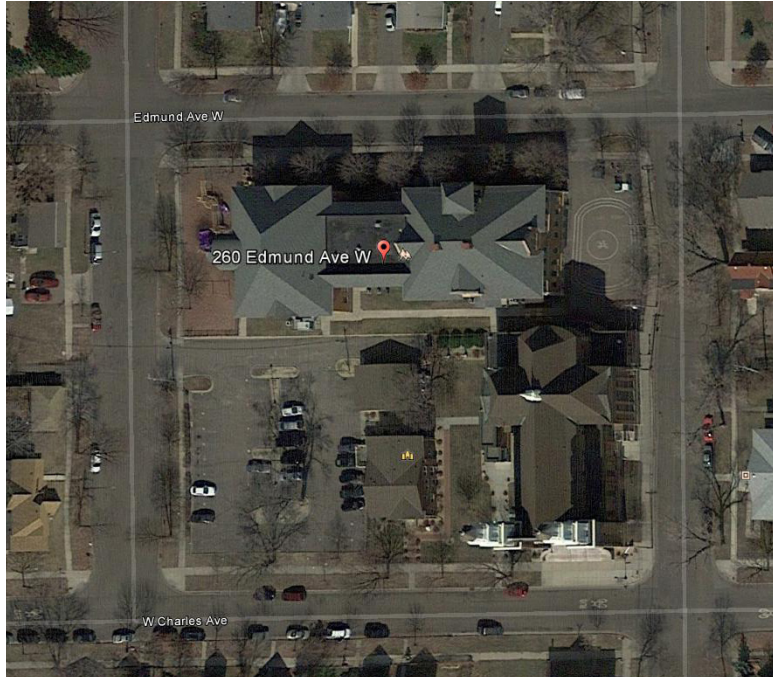
- Lot Coverage: 35 to 38%
- Parking: 33 spaces less than required

St. Paul Academy - Randolph Campus 2014 - (1712 Randolph)



- Building Height (Fly Space): 30 to 50.1 ft

St. Paul City Primary School 1999 - (260 Edmond Ave. - RT1)



- Lot Coverage: 30% to 40% (RT1 - more restrictive)
- Parking: 11 spaces less than required
- Reduced setbacks:
 - Rear Yard: 25' to 10'
 - Side Yard: 20' to 4'

Changes to Variance Request

1. **Lot Coverage** (**35%**-Allowed / **44.3%**-Previous / **39.3%**-Revised)
2. **Parking in the Front Yard** (**Not Required**)
3. **Building Height** (**30'**-Allowed / **50'**-Previous / **47'**-Revised)

Changes to Site Areas

1. **Total Play Area**
 - Increased by **90.0%** from Previous
 - Decreased by **16.7%** from Existing
2. **Hard Surfaces** - Reduced by **8.4%** from Previous

Previous: 3/21/2016

Revised: 4/21/2016

Break-out Sessions

1. **Greenspace/ Site Access/ Parking/Service/Traffic**

-Stay in the Gymacafetorium (hosted by Mark and Nate)

2. **Programming**

-Move to classroom (hosted by Edie)

3. **Height and Sun Study**

-Move to classroom (hosted by Paul)