

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: PACIFIC EDUCATION PARTNERS
Mailing Address: 430 E. State Street, Suite 100, Eagle, ID 83616
Phone: 208.908.4865
E-mail Address: calebr@tpchousing.com

Authorized Contact (do not complete if same as above): DULUTH PUBLIC SCHOOLS ACADEMY
#4020, Bonnie Jorgenson
Mailing Address: 3301 Technology Drive, Duluth, MN 55811
Phone: (218) 728-9556
E-mail Address: Bonnie.Jorgenson@duluthedison.com

Agent Name: David Chmielewski, Blackhoof
Mailing Address: 2020 14th Street, Cloquet, MN 55720
Phone: 218-384-9727
E-mail Address: dave@blackhoof.com

PART TWO: Site Location Information

County: ST LOUIS **City/Township:** DULUTH
Parcel ID and/or Address: 43XX Rice Lake Rd, Duluth, MN 55811
Legal Description (Section, Township, Range): NW1/4, SE1/4 Section 8, Township 50 Range 14 West
Lat/Long (decimal degrees): 48.828959 , -92.132511
Attach a map showing the location of the site in relation to local streets, roads, highways.
Approximate size of site (acres) or if a linear project, length (feet): 22 ACRES

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted *prior to* this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

see attached

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵
3/4	WETLAND	FILL	P	53053	923472	PUB3	SEE BELOW
6/7	WETLAND	FILL	9	55884	923472	PF03B	SEE BELOW

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

NONE: Wetland Bank #1532, 02- Lake Superior South, BSA 1

PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: _____

David M. Chmielewski

Date: 04-06-16

I hereby authorize DAVID CHMIELEWSKI to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

[Signature]

4/6/16

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment C

Avoidance and Minimization

Project Purpose, Need, and Requirements. Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

SEE ATTACHED

Avoidance. Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

SEE ATTACHED

Minimization. Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

SEE ATTACHED

Off-Site Alternatives. An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

SEE ATTACHED

Attachment D Replacement/Compensatory Mitigation

Complete this part *if* your application involves wetland replacement/compensatory mitigation not associated with the local road wetland replacement program. Applicants should consult Corps mitigation guidelines and WCA rules for requirements.

Replacement/Compensatory Mitigation via Wetland Banking. Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits
1532	Lake	Lake Sup S	1		92864

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

Project-Specific Replacement/Permittee Responsible Mitigation. Complete this section if you are proposing to pursue actions (restoration, creation, preservation, etc.) to generate wetland replacement/compensatory mitigation credits for this proposed project.

WCA Action Eligible for Credit ¹	Corps Mitigation Compensation Technique ²	Acres	Credit % Requested	Credits Anticipated ³	County	Major Watershed #	Bank Service Area #

¹Refer to the name and subpart number in MN Rule 8420.0526.

²Refer to the technique listed in *St. Paul District Policy for Wetland Compensatory Mitigation in Minnesota*.

³If WCA and Corps crediting differs, then enter both numbers and distinguish which is Corps and which is WCA.

Explain how each proposed action or technique will be completed (e.g. wetland hydrology will be restored by breaking the tile.....) and how the proposal meets the crediting criteria associated with it. Applicants should refer to the Corps mitigation policy language, WCA rule language, and all associated Corps and WCA guidance related to the action or technique:

N/A

Attach a site location map, soils map, recent aerial photograph, and any other maps to show the location and other relevant features of each wetland replacement/mitigation site. Discuss in detail existing vegetation, existing landscape features, land use (on and surrounding the site), existing soils, drainage systems (if present), and water sources and movement. Include a topographic map showing key features related to hydrology and water flow (inlets, outlets, ditches, pumps, etc.):

N/A

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

SEE ATTACHED

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

EXISTING WETLANDS WILL BE PROTECTED BY PERIMETER CONTROL FOLLOWING BMPS OUTLINED IN NPDES AND MPCA GUIDELINES

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

N/A

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

N/A

Provide a five-year monitoring plan to address project outcomes and credit allocation:

N/A

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

N/A

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

In kind replacement ratio 1:1

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

- All proposed replacement wetlands were not:
 - Previously restored or created under a prior approved replacement plan or permit
 - Drained or filled under an exemption during the previous 10 years
 - Restored with financial assistance from public conservation programs
 - Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.
- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative:

Title:

WCA AND 404 ADDITIONAL INFORMATION

WETLAND EVALUATION

The site was visited in the fall of 2014 and wetlands were delineated within the area of interest. A NOD dated December 9th, 2014 was issued by the LGU representative the SSLSWCD, on behalf of the City of Duluth for the Wetland Conservation Act.

Site plan and architectural development led by the firm of Foundations Architecture has been underway since August of 2015. Those concepts have been included in this application as exhibits.

On December 10th, the applicant met with representatives from the LGU and the USACE.

EXISTING CONDITIONS (SETTING)

The DPSA 8-12 wetlands proposed for impact are as follows:

Wetland groups 1, 2 and 3 (proposed for impact) could be characterized as PUB3 (type 3) and PFO3B (type 7). Wetland 1 has been converted from prior wetlands noted as being PSS1 (type 6) and PFO3B in an LGU no net loss decision dated December 7th, 2001. See exhibit 1 and 1.1. This decision permitted a change in wetland type of 1.3 acres of wetland for the creation of a speed skating oval. Excavated material was hauled off site (source George Hovland).

Wetland 1 has maintained standing water since we began evaluating the site. A small part of wetland 3 is the wetland formed by the drainage to the wetlands along Rice Lake Road. This drainage is primarily forested and is a PF03B wetland.

Wetland 2 appears to be fed from surface runoff from the adjacent clearing which is used for a ski staging area in the winter and a recreational field in the summer. Flows from the hillside to the north also provide hydrology for this wetland entity.

The area surrounding the site is mostly wooded. To the north, there is forest comprised of relatively mature Aspen, Birch, White Pine, Ash, Balsam Fir and Maple. This forest is bisected by ski trails that make up the Snowflake Nordic Center, which is a non-profit ski organization that provides groomed ski trails for school events and members as well as camping and hiking in the summer months.

The immediate watershed feeding wetland 1 is 6.19 acres to the north; nearly all forested, with some turf, a small portion of the Chalet and a small portion of the ATC overflow parking area. This wetland appears to have minimal bounce in the water level and drains overland out of its southwest corner, eventually draining into the wetlands that bank into Rice Lake Road, then through a culvert under Rice Lake Road and into the wetland complex surrounding the headwaters of Chester Creek.

Wetland 2 is fed by approximately 6.04 acres of immediate watershed, which is almost entirely forested, with the exception of ski trails. There is no evidence of any bounce and minimal surface water in this wetland entity, which is a finger to a larger wetland entity.

Wetland 1 has been altered by human activity, lacks diversity of vegetation, contained little or no emergent or submergent vegetation at the time of the wetland delineation or during any subsequent visits. The most apparent value of this wetland appears to be storm water runoff detention.

Wetland 2 and 3 are of moderate value, as they contain a diverse plant community of hardwoods, softwoods and understory. Some ski trails bisect these wetland entities and there is land clearing immediately to the west of wetland 2 and to the north of wetland 3. To the east is

a large wetland complex, to the south are patches of forest and cleared areas, then Rice Lake Road. As mentioned earlier, to the north is the forested watershed. Wetland three accepts drainage from the north, including discharge from wetland 2. It is essentially wet due to presence of Rice Lake Road, which effectively dams flows moving south, forcing those flows through two culverts.

The total size of the wetland entity group that wetland 1, 2 and 3 are part of is 21.16 acres, not including hydraulic connections that pass under Rice Lake Road (not including wetlands on the other side of Rice Lake Road, which are significant).

There is no fish habitat potential in wetland 1,2 and 3. Wetland 1 is very shallow and likely freezes out most winters. These wetlands do, however, eventually drain into Chester Creek which is a designated trout stream. This is not a direct connection, but about 1360 LF of straight line distance to reach the first semblance of tributary channel. See exhibit 2. Wetland 1 does not have an overstory of significant woody vegetation, but is ringed on the edges by Aspen and some Speckled Alder. Wetland 2 and 3 have a dominant overstory of Aspen and Black Ash.

Habitat Structure in wetlands 2 and 3 is moderate because the site does stay fairly saturated, runoff bounce is minimal, and there is some biodiversity in the native vegetation that exists. We observed no significant wildlife utilizing these wetland entities, probably due to the time of year. In the case of wetland 1, the lack of emergent and submergent vegetation and a lack of dark organic substrate may reduce its attractiveness as amphibian habitat. Catkins and buds on the Alder and Aspen are known to be a feed source for some herbivores. As well as the Ash seed and understory vegetation. Deer browsing was not evident, but the plant cover density could provide cover for a variety of game and non-game species.

In summary wetland 1 has a low functioning value and wetland 2 and 3 have a moderate value functioning wetlands. While they are regulated wetlands, no special circumstances appear to exist that would warrant preservation. Given that reality, and the proximity to the headwaters of Chester Creek, storm water attenuation functions of these wetland entities must be extended through any planned development.

PROJECT HISTORY

On May 6th, 2010 a Proposed Project Review and Comment document was submitted by Duluth Public Schools Academy (DPSA) Charter #4020 to the Minnesota Department of Education.

In the state of Minnesota, Charter Schools are public schools that are funded by lease aid payments from the Minnesota Department of Education. Charter schools are not constructed with funds levied from local property tax increases. The purpose of this study was to provide information regarding the condition of the existing facilities, both past and present, projected student enrollment, and why DPSA was making a case for a new facility.

In 2010, enrollment was at 984 students; enough to warrant a discussion about either renovating the buildings they were currently leasing at the Kenwood and Washburn sites, finding another facility that could be utilized, or constructing a new facility. The Raleigh facility would remain as a K-5 with 277 students. Technical evaluations of their existing facilities revealed that they were not cost effective to renovate, and therefore, a search for other facilities would be required. The other aspect of these sites was that the lease arrangements with ISD 709 were becoming increasingly untenable, although at the time, ISD 709 was allowing a lease

arrangement with a Public Charter School. In 2011, Northstar Academy, K-8 was constructed on a site formerly owned by George Hovland across Technology Drive from United Health Care, to replace the Kenwood and Washburn sites.

In 2014, a charter school developer by the name of Caleb Roope of Pacific Education Partners (PEP) was made aware of DPSSA's desire to plan and construct a high school. Another site selection process commenced and numerous sites were once again presented by Atwater Group. Many of these sites had been vetted during the DPSSA K-8 site search. In the State of Minnesota, Public Charter Schools cannot own their own facilities. The educational entity and the facility entity must be separate. It is often a private developer that will pull the physical development together to accommodate the educational entity. That developer may transfer ownership to another ownership entity that is closely tied to the educational entity. The bonding used to pay for construction is serviced by lease aid payments from the State.

Ultimately, George Hovland was again approached. This was not the first time that the Snowflake Nordic Center was evaluated for development. Before the great recession of 2009, this land had been evaluated for housing, but the economy was blamed for the retraction of construction plans.

Eventually, with other sites vetted, it was decided by PEP to purchase what is currently called the Snowflake Nordic Ski Center, a non-profit organization operating on the Hovland property. A wetland delineation was completed and a clause was added to the purchase agreement that Snowflake Nordic must operate in its current or near current state for at least the next five years. It was George Hovland's wish that the Ski Centers trails on the 160 acres of land be largely maintained, and the Chalet or the functions of the Chalet be preserved. Blackhoof Development was contracted by PEP to perform the wetland work on the site and tasked with assembling the design team that would be responsible for preliminary planning work on the site.

WORK PROPOSED

Public Charter High School, grades 8-12, approximately 100,610 SF (2 level), 320 parking stalls storm water treatment, track and field, access drives. See attached exhibits.

AVOIDANCE AND MINIMIZATION STATEMENT

Mitigation Requirements

The mitigation sequence spans the life of a project. Mitigation is a sequence of actions required by various regulatory efforts to protect and enhance wetlands and the environment that we live in. It involves understanding the affected environment and assessing the effects of actions throughout project planning, development, and construction. This concept is not limited to wetlands, but also involves the erosion/sediment control, storm water, transportation safety and other critical issues.

Project proposers are required to consider ways to make as little impact to wetlands as possible in all stages of the project. All unavoidable impacts to wetlands and other "waters" require compensatory mitigation. Any relevant and reasonable mitigation measures that could improve the project must be identified.

During every phase of project development through construction, each step in the mitigation sequence must be completed before proceeding to the next. This means

that opportunities to avoid an impact must be evaluated before compensation for the impact is considered.

COMPENSATORY MITIGATION

The total proposed impact is **108,937 SF.** Of this total, 14,050 SF is directly related to the mandated County Backage Road.

Attached is a purchase agreement for wetland credits within the watershed.

PROJECT PURPOSE AND NEED

Pursuant to M.S. 123B.71, Duluth Public Schools Academy (DPSA) and its Board of Directors has submitted a Review and Comment document for action by the Minnesota Department of Education.

DPSA began operating in August of 1997 as a public charter school and currently serves 1,380 students, grades K-8. After a two year task force study, and significant demand by the student families, they are adding a high school component to our program beginning in fall of 2017

Tischer Creek Duluth Building Company, the affiliated building company for DPSA, will finance this facility through bond financing underwritten by Piper Jaffray and Company. The total cost of the project is \$27 million.

The wetland delineation, airport clear zone mapping, current zoning, topography, DOE requirements, DPSA requirements, proximity to Rice Lake Road and Utilities and existing traffic considerations are the main layers of consideration for the proposed DPSA 8-12 campus location. Many questions have been posed, by a multitude of groups. Questions such as why are wetlands being impacted? Why is the campus not further into the site away from Rice Lake Road? Why is a connection being required by St. Louis County? Why is this high school being constructed at all? Why isn't the school constructed already? Why is it taking so long? The answers to these questions can shed some light into why this wetland replacement plan is being submitted.

Numerous site plans were developed by Blackhoof Development in concert with LHB. Both firms have extensive experience with site planning and wetland considerations. LHB has extensive experience with the design of public schools. Armed with a building program developed by DPSA, Blackhoof and LHB were tasked with doing a "fit" plan. That is, place the required program elements onto the site.

The program requirements developed by DPSA were broken down into "must haves" starting in November of 2014. Knowing that lease aid from the State of MN limits what can be done financially for a new educational facility, without the ability to levy funds from the local tax base, the "must have" items are a way of setting a threshold that cannot be compromised. The basis of this "must have" list is not a wish list, it is a list of mandatory fundamental items that through years of experience and observation, DPSA has identified as "must have" to provide an adequate High School educational facility.

The result of this program planning can be distilled into three programmatic areas:

1. A school building

2. A track and field

3. Parking (The "must have" list required 450 parking stalls. We immediately paired this down, and set a goal for 300 stalls.)

All of these items result in a quantifiable amount of land that is needed. Early drafts of the facility program attached exhibit 4. Later drafted by LHB, exhibit 5. The MN DOE emphasizes 25-35 acres of land for a facility with this program, site planning of the program elements had just begun.

Attached Exhibit 4.1 For those who do not work in the design and construction industry, this is how the process works. Fundamental questions are asked that result in different site plans being manifested. These site plans have resulting consequences, financially, socially and environmentally.

A multi-level school is discussed to reduce cost and impact to the site.

Numerous concepts were explored but were rejected for a variety of reasons, including, but not limited to:

Access

- UDC restrictions to parking in "front yard"
- Protective covenants that do not allow excessive manipulation or destruction of Snowflake Nordic Operations
- Excessive bedrock
- Steep topography
- Site Program elements
- Access to Rice Lake Road
- Access to proposed County Road

OFF SITE LOCATIONS AND CONFIGURATIONS

An extensive search for land began in 2010 for DPSA North Star Academy. After that building was constructed in 2011, remaining parcels were re-evaluated for the High School Campus, and one new parcel was made available.

The sites evaluated must be:

Large enough to accommodate the site and building program
Located within the geographic core area for the student population
Contain adequate road access and infrastructure
Contain the appropriate zoning or could be rezoned without issues

The department of education advises that 25-35 acres of land be acquired to accommodate a typical high school campus.

Site 1

Duluth Armory Site: This site was considered as an available existing building with potential for re-use. The Duluth Armory site was evaluated and found to be unsuitable for a high school because it did not have adequate parking, had renovation and structural issues that added

significant concerns about budget overruns and safety issues. There are also no adjacent outdoor facility opportunities for a track and field.

Site 2

County Jail Site: This is in NE quadrant of Arrowhead Road and Haines Road: Not evaluated and immediately dismissed because it is adjacent to the County Jail. A school next to a jail is not an appropriate or compatible use. There are also wetlands on this site. It has been delineated in the past and there are far more wetlands than indicated on the NWI mapping. This site is not adjacent to the existing elementary school, which is a preferred option by DPSA and the DOE.

Site 3

Arrowhead Road, SW quadrant of the intersection of Arlington and Rice Lake Road: The site contains numerous wetlands. Estimates indicate that there would have been a minimum of 111,000 SF of wetland impacts with the proposed DPSA 8-12 building program. To our knowledge, this site has not been delineated and we expect that the actual wetland impacts would be higher. NWI mapping is generally a loose measure of wetlands present on sites, as field delineations generally reveal the presence of more wetlands. Early on in the evaluation of this site, access to Arlington and Arrowhead Roads was presented as a challenge by the County. This site is not adjacent to the existing elementary school, which is a preferred option by DPSA and the DOE. In addition to wetland impacts and restricted access, the market price for this land exceeded other options by nearly double.

Site 4

Arrowhead Road, next to Nortrax: This site has extensive wetlands immediately adjacent to a tributary of Chester Creek. Estimates indicate that there would have been a minimum of 122,500 SF of wetland impacts with the proposed DPSA 8-12 building program. To our knowledge, this site has been delineated at some point and we expect that the actual wetland impacts would be higher than we have indicated. Early on in the evaluation of this site, access to Arrowhead Road was presented as a challenge by the County. This site is not adjacent to the existing elementary school, which is a preferred option by DPSA and the DOE.

Site 5

Central School Site: This site was selected as a perfect site for the DPSA High School. It has adequate parking, the school building is adequate and is designed as a school, the athletic fields are already in place and there is adequate access to the site.

Previous discussions by Tischer Creek and ISD 709 had led to the conclusion that ISD 709 would not sell an existing facility to a "competing school". ISD 709 has adopted policies that bar them from selling any of their land or facilities to such competing schools, such as DPSA.

In March of 2016, Tischer Creek Duluth Building Company made a public offer of \$14.2 million for the Duluth Central High School Site, which has been closed for 5 years. The appraised value of the property was \$13.7 million. A prior offer of \$10 million by a private developer had been rejected.

A public comment session was held on March 28th, 2016 where the public could provide comment for or against ISD 709 waiving its policy to not sell to DPSA. On March 31st, 2016, a special session of the ISD 709 school board was held, and on a vote of 4 to 3, the school board voted to not sell the Duluth Central High School Site. As of 2:56 pm CST, a Duluth News

Tribune Poll with 723 respondents, 84% had disagreed with ISD 709 decision not to sell, with 16% agreeing with the decision.

ALTERNATIVES REQUIRING NO ACTION

Preserving the Site

The preservation alternative is not the best option for this site. Preservation works best for sites that do not have direct inputs from roads, farms, and residential neighborhoods. Preservation works best for wetlands that have limited access from the public, limited or single ownership and are of a size that can be effectively managed to exclude nonnative species.

The preservation alternative is to leave the site as it stands with no further development this has been referred to as the "no build alternative." This site lies in an undeveloped block of land that is served by significant infrastructure. The development site sits west of an existing sister school and a substantial commercial/industrial complex. Internally, the preservation aspect of this proposed development is not as much the impacting of two wetland entities noted herein; it is the sacrifice of these two wetland entities to reduce further impacts to the remaining 140 acres of land.

Of these criteria, only wetland 2 meets the criteria of single ownership. That is, the "finger" of wetland that is part of a larger wetland complex on land owned by the developer. Outside of ownership, both wetlands have direct inputs from ski and hiking trails. Adjacent cleared areas are mowed and the wetland entities are relatively close to Rice Lake Road. The proximity to mature development to the east and west, and existing infrastructure on the south means that management to exclude invasive species is not ideal.

Finally, preservation works best on wetlands that have not had significant disturbance. Wetland 1 has been altered by excavation. Wetland 2 and 3 is in relatively good condition, but for the ski trails the bisect it, and the clearing that has occurred to the west.

- Vegetative diversity, in wetland 1 is low. Vegetative diversity in wetland 2 and 3 is fair. The most prevalent species found within wetland 1 is speckled alder on the periphery. In wetland 2 and 3, *Fraxinus nigra* and *Populus tremula* comprises the majority of the biomass. Both of these species are moderate in preference for preserved wetland and wetland biodiversity.
- There is minimal storm water input from impervious surfaces, but the relatively dense till soils, steep slopes and shallow bedrock generate a measurable amount of runoff in a relatively short period of time.
- Pressure from future development; as stated above, this site lies adjacent to the existing Arrowhead Tennis Center and the Northstar Academy School. This land was sold to the developer by George Hovland who maintained the land for decades for the Snowflake Nordic Ski Center. It is also adjacent to Rice Lake Road, which is a major thoroughfare served by City sewer and water services. The proximity to Rice Lake Road and City utilities will put pressure on this land for development.
- Current and future disturbance; potential disturbances to the wetland include Ski trails and ski trail maintenance, construction single family or multifamily housing, commercial facilities and school facilities (proposed).

- Mineral rights; Mineral rights are not a consideration on this property.
- Recreational rights; Snowflake Nordic will exist on this site contractually for the next five years. Currently, the developer has no immediate or long term plans to impact more than 25 acres of the 140 acre tract. There are no current plans to change Snowflake Nordic beyond what is currently proposed.

Preservation value: Is the site worth the necessary inputs for preservation? This wetland is located in an area that will be developed whether a high school is constructed or homes and/or roads are placed directly on it or adjacent to it. The area is already degraded by its proximity Rice Lake Road and the more intensive programming around the Chalet for Nordic Skiing. There are currently no plans to enhance wetland 1 or preserve wetland 2 or 3 as it relates to the current use of the property as a Nordic Ski Center.

The preservation of these wetlands may extend the existence of low and moderate quality wetlands, with modest inputs required to maintain that level of quality. This assumes the current site use does not change. The highest and best use of this site is to proceed with development that is consistent with best management practices for the entire project area, and to utilize the existing infrastructure that makes this site one of the few sites in the entire region that is large enough to accommodate developments with large and intensive site programming, as well as those activities that generate traffic and require robust City utilities.

ALTERNATIVES CARRIED FORWARD IN ANALYSIS

Avoiding Impacts

The mitigation sequencing starts in the planning stage of the decision-making process with the development of alternatives. Unreasonable and otherwise reasonable options may be removed from further consideration at this stage because there are reasonable alternatives that avoid large wetland impacts. Early mitigation options should be considered if appropriate and available.

Project Scoping involves identifying and evaluating alternative solutions to find the most cost effective and overall environmentally acceptable solution to a transportation need.

Minimizing Impacts

Minimizing impacts must be considered whether or not the impacts are significant. Proposers are required to identify and include in the action all relevant and reasonable mitigation measures that could improve the action. Compensation must be included as an integral part of the alternatives development and analysis process. In considering all disciplines, the **least environmentally damaging practicable alternative** is selected.

The site has certain limitations that dictate the position of the various site program elements. Those elements are the school building, the parking, track and field and the access drive. Given the existing access to the High School, the required access to Rice Lake Road, the track and field, and the storm water requirements, the main variable is parking.

Concept Original

ALTERNATIVE 1

Now that the area of interest has been established, and a possible County backage road planned, mature program elements can be explored within this area. This alternative illustrates the school on the SW portion of the area of interest and the track and field to the SE.

The reasons this alternative is not preferred are:

- Access off of Rice Lake Road and distribution of traffic to at the intersection, to the school and to Arrowhead Tennis is awkward.
- Remote, parking along circulation is not favorable
- Parking and circulation are somewhat disjointed
- Very little space is left for storm water, forcing more treatment underground
- More of school is placed on deep fill over existing wetland, which is structurally not favorable.
- Wetland impacts not the least amount, at 108,952 SF, including the final projected County road impacts and the ultimate storm water pond impacts.

ALTERNATIVE 2

Track place to the NW and School to the SE.

The reasons this alternative is not preferred are:

- Access off of Rice Lake Road, then to school campus and Arrowhead Tennis is greatly improved
- Parking is consolidated
- School Building is placed mostly on solid ground
- Wetland impacts increase to make room for large storm water pond
- Site layout favorable, but not the least amount at 114,743 SF

PREFERRED ALTERNATIVE

This alternative is preferred for the following reasons:

All reasons stated in Alternative 2

The County Backage road impacts are included in this permit application. The County Backage Road is part of this project and is permitted as such.

Storm water ponds is pulled away from the wetland and more treatment is put underground.

Least impacts of all viable alternatives at **108,937 SF**

Exhibit 14 illustrates the overall backage road concept.

Exhibit 15 illustrates the current site plan that was approved by the DPSA School Board on February 4th, 2016.

Exhibit 16 illustrates the impact to Snowflake Nordic's overall ski trail system.

The proposed site plan satisfies the health, safety and welfare requirements of St. Louis County and will be constructed to City of Duluth specifications.

See exhibit 1.1. The site plan appears to meet most of the UDC requirements of the City of Duluth, but a zoning request must be made for the small amount of parking/drop off between the building façade and Rice Lake Road. The site plan and building plan have been approved by the DPSA School Board.

Wetland impacts are proposed for the preferred alternative to be offset by obtaining wetland credits from an approved wetland bank. The wetland purchase agreement is attached. Wetland impacts occur from two sources. The first is the proposed middle school building and

the second is the required parking and vehicular circulation areas. Parking has been reduced down from other concepts which has resulted in fewer wetlands proposed for impact.

Summary/Discussion

After numerous concepts and meetings, the site plan has evolved to include the following:

1. Geotechnical considerations
2. Grading considerations
3. Storm water management
4. Snowflake Nordic Operations
5. UDC restrictions on parking count
6. UDC restrictions on front setback parking
7. Traffic congestion on Technology Drive
8. Accurate program on building footprint
9. Accurate program on track and field
10. Accurate alignment of County backage road concept
 - The proposed DPSA High School is capable of being constructed from an engineering point of view. A design for the proposed high school has been produced by a Licensed (civil) engineer and registered Architect in the State of Minnesota.
 - The proposed high school has been designed in accordance with State of Minnesota Department of Education Standards which are required for Lease aid funding purposes. The site design and architectural components are designed to meet engineering standards and practices based on extensive data on proposed materials, soils and field constructability. All building and site programs are smaller than MN DOE averages and only one athletic field is proposed as synthetic turf to withstand the additional play time in lieu of more practice fields.
 - The proposed high school is consistent with reasonable requirements of the public health, safety, and welfare. Local and County government units have been consulted regarding the compliance of suggested land uses and accessibility to those land uses. The legitimacy of the proposed land uses and access to those uses has been confirmed by City Planning, and the local fire safety officials.
 - The high school is an environmentally preferable alternative based on a review of social, economic, and environmental impacts. In this case, the relatively moderate quality and value of the wetlands, the pattern of development adjacent to the site, the exploration of other alternatives that would result in additional environmental impacts, and the determination that the most feasible and prudent alternative has been proposed. The proposed high school and associated land uses are consistent with adjacent land uses in the area.
 - The proposed high school would create no truly unusual problems as long as access to Rice Lake Road can be enhanced. The proposed wetland impacts still leave a majority of the existing wetland entities on the development site in-tact. Wetland replacement will be required within the Wetland Bank Service Area. No unusual problems are evident and none are expected to be associated with the proposed high school during, or after construction.

PUBLIC INTEREST FACTORS

CONSERVATION

Efforts have been made to conserve wetland impacts in the site wherever possible. The off site selection process has determined that only one other site met the criteria for the proposed high school, and that was the Duluth Central High School site. After numerous offers from Tischer Creek Duluth Building Company, the ISD 709 school board voted to reject the offer on the basis that they would not sell to another school entity.

On the Snowflake site, putting the site program further up the hill would impact more high value wetland, impact more ski trails and fragment more woodland habitat. It would also require longer roads and utilities to reach the site from Rice Lake Road. Currently, the owner of Snowflake Nordic, Pacific Education Partners, is restricted from impacting Snowflake Nordic Operations for a period of 5 years. Pushing the site program further north into the site would disrupt the ski center to the point of rendering it non-functional. These comments have reiterated by the Nordic Center's operators throughout the site planning process. Disrupting the Snowflake operations is a covenant violation in the purchase agreement.

ECONOMICS

The current site selection is not a matter of economics. It really is a matter of selecting a site that has adequate size, and relative absence of wetlands. While wetland impacts do constitute a financial burden via wetland replacement, it is the avoidance and minimization process that has dictated the site selection process. Other than the Duluth Central High School site, no other sites had enough usable land to be viable from a permitting standpoint, let alone from the perspective of purchase price.

AESTHETICS

Property aesthetics will change dramatically, from a natural environment to a build environment. A very aggressive tree planting plan will accompany the development. This is not only a requirement for meeting the terms of the tree preservation ordinance, but also an aesthetic decision. The building school building will be an attractive architectural fenestration composed of precast concrete, some glass wall projections and an outdoor classroom.

GENERAL ENVIRONMENTAL CONCERNS

Perhaps the more pressing concern is the hydraulic performance of the remaining wetlands. The storm water system has been design to be a detention system. That is, the existing soils very little ability to infiltrate storm water at an acceptable rate. Storm water that enters the system is stabilized so that suspended solids can precipitate and the water can move slowly through a sand filter and be discharged into the natural water course. We have requested that where storm water pond containment berms are adjacent to wetlands, segments of washed sand be installed to allow the lateral movement of storm water directly into the surface of the wetland in an effort to mimic the natural flow of predevelopment surface water. The storm water is treated for Total Suspended Solids (TSS) and thermal pollution before it is discharged outside of the treatment basin.

WETLANDS

The type and quality of the wetlands are described earlier in this report under compensatory mitigation.

The total proposed impact is **108,937** or 12% of the wetland group.

Vegetative diversity and habitat structure are considered to be low to moderate. The proposed County Sawyer Avenue backage road, and associated wetland impacts, are included in this total. To this date, this County road has been a mandate of the City of Duluth.

Given that reality, the wetlands impacted as part of the County road must be included in the total project with the wetland impacts associated with the High School construction.

HISTORIC PROPERTIES

The Snowflake Nordic center is a very important part of the community. With over 700 members, it resides in a unique geographic area that receives and retains snow such that it is a preferred location for Cross Country skiing when other areas have little or no snow. It is the host of numerous ski events for high schools and other organizations. DPSA, Tischer Creek and Pacific Education Partners have endeavored to maintain this tradition by minimizing impacts to ski trails, moving the chalet to a more suitable location and offering to assist with the location of trails that will be impacted by development.

FISH AND WILDLIFE VALUES

There are no fish values associated with wetlands on this project. The principal value to the wetland habitat is water quality for downstream resources, generalist mammals and amphibians. We expect that most of the generalist mammal habitat will be degraded on the remaining wetlands, but the amphibian habitat and the water quality characteristics of remaining wetlands will be left largely intact.

FLOOD HAZARDS

Strict stormwater standards must be met, as the portion of the site proposed for development currently does not contain impervious surfaces. In order to reduce wetland impacts, the amount of surface ponds for storm water treatment must be reduced and storm water must be treated below the surface of parking lots. This is a far more expensive storm water treatment method than surface treatment, but is being done in an effort to reduce wetland impacts by conserving space. The City of Duluth requires that 125% of pre-development flows must be detained on site. In addition, provisions for underground storm water detention and sand filtration reduce the Total Suspended Solids (TSS) and cool the discharge water, reducing the effects of thermal pollution.

FLOODPLAIN VALUES

There are no direct floodplain values being affected by this project. Storm water treatment will mitigate the downstream affects of storm water on Chester Creek and the Lake Superior Basin basin, which is the receiving water for this proposed development.

LAND USE

The proposed project is not in conflict with the existing land use, which is currently a High School next to an elementary school, with commercial development to the east and west. The proposed DPSA High School will be constructed directly adjacent and west of the existing elementary school.

NAVIGATION

There are no navigable waters within the area of interest nor are there any being impacted in any way.

SHORE EROSION AND ACCRETION

The project does not occur in a shoreland overlay district and any potential downstream impacts have been mitigated by storm water controls. An erosion control plan is included in this submittal.

RECREATION

Cross Country skiing is a very important recreational activity on the site. Efforts are being made to preserve this activity.

WATER SUPPLY AND CONSERVATION

As noted in prior sections, the surface water that feeds existing wetlands will be maintained and distributed through the planned storm water detention systems that have been proposed. It is expected that the existing ground water recharge of surface water runoff be maintained or enhanced. Enhancement is only possible, in this case by way of increased detention time within each of the storm water basins. It is intended that the storm water detention replace the natural detention that is already being performed by existing wetlands.

WATER QUALITY

Water quality will be maintained to the extent that storm water from impervious surfaces will be treated and released at the appropriate rates. Inputs from parking areas will increase the possibility of diminished water quality due to warm water and TSS discharges. These inputs will be mitigated by the storm water system that has been proposed, which includes underground storm water detention. Water quality, as measured thermally or by TSS, is expected to be maintained as part of this project.

ENERGY NEEDS

Additional energy will be required to support the infrastructure on this project, which is principally site lighting and the electrical needs of the new High School Building. This includes, but is not limited to internal lighting, HVAC systems, appliances, and computerized devices. If the Duluth Central High School site were utilized, there would be only a slight increase in energy inputs, as the building is currently being heated and maintained at a cost of \$170,000 per year.

The new high school will include energy efficient mechanical systems and lighting that will minimize the energy inputs beyond what would be possible in an older facility.

SAFETY

Safety is one of the principal drivers of the proposed DPSA High School site program. The two site program elements that attempt to mitigate safety concerns are access to Rice Lake Road and to Technology Drive. Traffic is a documented problem on Technology Drive. Elements of this project are intended to alleviate that condition.

FOOD AND FIBER PRODUCTION

No food production is affected by the proposed project or the proposed wetland impacts. Timber from the site will be sold for biomass. This site is not considered a timber production area and the fiber being produced from clearing the site is a one time occurrence.

FOUNDATIONS
CONSULTANTS

FAROLA
CONSULTANTS

EAPC
ENGINEERS ARCHITECTS PLANNERS

Northland
Consulting Engineers LLC

PROPOSED BUILDING FOR:
DECS 8-12 SCHOOL
43XX RICE LAKE ROAD
DULUTH, MINNESOTA 55811

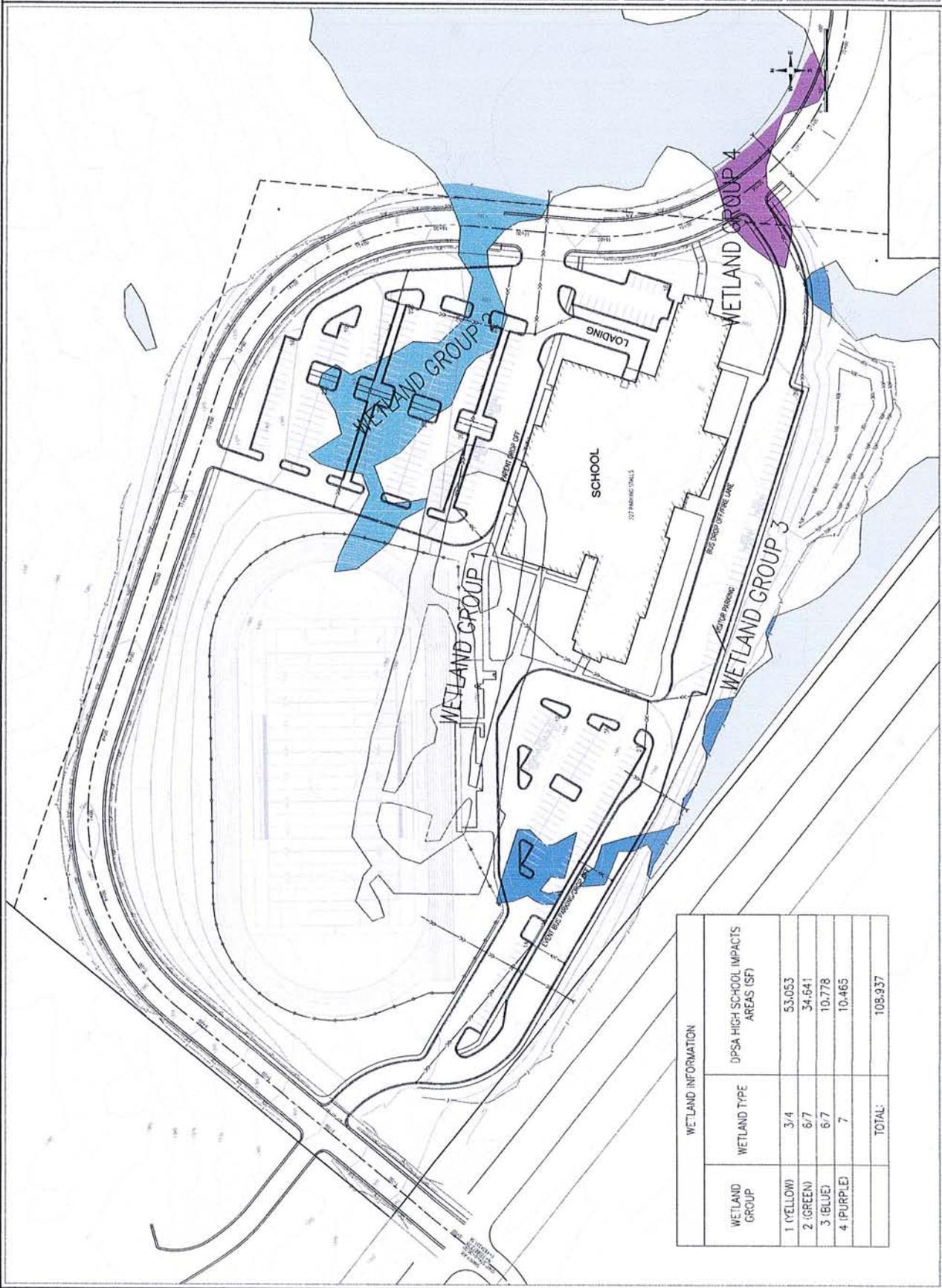
ISSUED DATE: XX-XX-XXXX
PROJECT NO.: 15-004-C
DRAWN BY: JDO
APPROVED BY: ABE

SCALE = 1" = 20' AT FULL SCALE

KEY

SHEET NO.

C-4.0 SITE PLAN



WETLAND INFORMATION		DPSA HIGH SCHOOL IMPACTS AREAS (SF)
WETLAND GROUP	WETLAND TYPE	
1 (YELLOW)	3/4	53,053
2 (GREEN)	6/7	34,641
3 (BLUE)	6/7	10,778
4 (PURPLE)	7	10,465
TOTAL:		108,937

Google Maps DPSA 8-12 HIGH SCHOOL



Map data ©2016 Google 1 mi

The following is a sample of a possible Purchase Agreement for the sale of Wetland Banking Credits. This Purchase Agreement does not necessarily cover all of the issues that would be important to Sellers and Buyers, nor does it address the terms that would be appropriate for any particular transaction. Sellers and Buyers should obtain the services of qualified legal counsel to adapt this Purchase Agreement to meet their specific needs.

**PURCHASE AGREEMENT
FOR
WETLAND BANKING CREDITS**

THIS AGREEMENT is made this 5th day of April, 2016 between
Dan Zeimet (Seller) and Pacific Education Partners (Buyer).

1. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the wetland banking credits (Credits) listed below:

CREDITS TO BE SOLD						
Credit Sub-Group ¹	Acres or Sq. Ft.	Wetland Circ. 39 Type ²	Plant Community Type ³	Cost per Acre or Sq. Foot	State Fee 6.5%	Fee Estimate
A.	1.2505	2	Fresh(wet) Meadow	87,120-	0.065	797.81
B.	1.2505	6	Shrub - Carr/Alder Thicket	87,120-	0.065	797.81
C.					0.065	
D.					0.065	
E.					0.065	
Totals	2.501					1595.62

Check here if additional credit sub-groups are part of this account and are listed on an attachment to this document.

¹A separate credit sub-group shall be established for each wetland or wetland area that has different wetland characteristics.
²Circular 39 types: 1, 1L, 2, 3, 4, 5, 6, 7, 8, B, U.
³Wetland plant community type: shallow open water, deep marsh, shallow marsh, sedge meadow, fresh meadow, wet to wet-mesic prairie, calcareous fen, open bog or coniferous bog, shrub-carr/alder thicket, hardwood swamp or coniferous swamp, floodplain forest, seasonally flooded basin. See *Wetland Plants and Plant Communities of Minnesota and Wisconsin (Eggers and Reed, 1997)* as modified by the Board of Water and Soil Resources, United States Army Corps of Engineers..

2. Seller represents and warrants as follows:

- a) The Credits are deposited in an account in the Minnesota Wetland Bank administered by the Minnesota Board of Water and Soil Resources (BWSR) pursuant to Minn. Rules Chapter 8420.0700-.0760.
- b) Seller owns the Credits and has the right to sell the Credits to Buyer.

14. SEQUENCING CONSIDERATIONS: What alternatives to this proposed project have you considered that could have avoided or minimized impacts to wetlands or water? **List at least two alternatives** (one of which may be "no build" or "do nothing"), and explain why you chose to pursue the option described in this application over these alternatives.

1- NO BUILD
 2- WITHOUT NEGATIVELY IMPACTING EXISTING WETLAND THE PROPOSED PROJECT AND ULTIMATE USE BY THE PUBLIC WILL SERVE A USEFUL, CONSTRUCTIVE HEALTHY ACTIVITY VENUE FOR YOUNG AND OLD.

15. PORTION OF WORK ALREADY COMPLETED: Is any portion of the work already completed? _____ If yes, describe the completed work on a separate sheet of paper labeled **WORK ALREADY COMPLETED**. (See **HELP 15** before completing this section.)

MAINTENANCE OF AREA ONLY

16. ADJOINING PROPERTY OWNERS: For projects that impact more than 10,000 square feet of water or wetlands, list below complete names and mailing addresses of adjacent property owners whose property also adjoins the wetland or water body where the work is being proposed. (See **HELP 16**. If necessary, attach a separate sheet labeled **ADJOINING PROPERTY OWNERS**.)

Complete name(s) Complete mailing address (including street address, city, state, zip code)

RANDY NELSON - P.O. Box 3303 - DULUTH,
 ARBOREHEAD TENNIS & FITNESS - 4402 RICE LAKE RD, DULUTH
 MINN. POWER - 3215 W. ARBOREHEAD ROAD - DULUTH

17. STATUS OF OTHER APPROVALS: List any other permits, reviews or approvals related to this proposed project that are either **pending** or **have already been approved or denied**. See **HELP 17**.

if already applied for

Agency	Type of approval	ID number	Date applied for	Date approved	Date denied
--------	------------------	-----------	------------------	---------------	-------------

CITY OF DULUTH	SPECIAL USE PERMITS		ONGOING	SINCE 1993	
			TO SEPT. 2000		
			PERMIT # 93-0872		

18. I am applying for state and local authorization to conduct the work described in this application. I am familiar with the information contained in this application. To the best of my knowledge and belief, all information in Part 1 is true, complete and accurate. I possess the authority to undertake the work described, or I am acting as the duly authorized agent of the applicant.

Signature of applicant  Date 12-5-01 OR Signature of agent _____ Date _____

This block must be signed by the person who desires to undertake the proposed activity (the *applicant* in Section 1) or by the applicant's duly authorized *agent* (if the boxed Section 1A has been filled out and signed by the applicant).

Federal authorization: Generally, in addition to state authorization, projects in wetland or water areas also require Federal authorization from the Corps of Engineers under Section 404 of the Clean Water Act. To apply to the Corps using this application package, the applicant/agent must complete the modified one-page Federal application form on page 4 and mail it to the Corps (address on Instructions, page 4) with a copy of the state application. Applicants may, if they wish, apply only for Corps authorization by using the unmodified Federal application form that is available from Corps offices or via the Internet at www.mvp.usace.army.mil

7. **HOW TO GET TO THE SITE:** Attach a simple site locator map. If needed, include on the map written directions to the site from a known location or landmark. Include highway and street names and numbers. Also provide distances from known locations and any other information that would assist in locating the site. Label the sheet *SITE LOCATOR MAP*.

8. **PURPOSE OF PROJECT:** What do you propose to do, and why is it needed? Please be brief. (See **HELP 8** before completing this section.) *REMOVAL OF SOIL TO APPROX 1.5 - 2 FT BELOW STATIC H₂O LEVEL IN OVAL AND POND FOR USE AS ICE SPEED SKATING OVAL AND RECREATIONAL SKATING.*

9. **PROPOSED TIMELINE:** Approximate project start date: 12-01 Projected end date: 1-02

10. **PROJECT DESCRIPTION:** Describe in detail what you plan to do and how you plan to do it. **This is the most important part of your application. See HELP 10 before completing this section; see also What To Include on Plans** (Instructions, page 2). If space below is not adequate, attach separate sheet labeled **PROJECT DESCRIPTION**.

EXCAVATE 1500 FT. X 25 FT. OVAL AND IRREGULAR 25000 FT² POND TO A DEPTH APPROX 1.5 - 2 FT. BELOW STATIC GROUND WATER LEVEL, REMOVING SEVERAL INCHES OF ORGANIC MATERIAL AND BALANCE OF SANDY/ GRAVEL LOAM TO PROPOSED DEPTH. HAUL ALL MATERIAL BY TRUCK TO THE CORNER OF RICE LAKE ROAD AND MARTIN ROAD INTERSECTION TO PERMITTED FILL SITE - OTHER OWNERSHIP. EXCAVATION BY BACKHOE, TRUCK HAULING ON FROZEN SURFACE TO PAVED ROAD.

11. **FOOTPRINT OF IMPACT** (if applicable): Indicate **total** amount (in acres or square feet) of wetland(s) or water body area(s) to be filled, drained, inundated or excavated; **and/or** indicate length of stream or river affected (in linear feet).

1/3 acres or _____ square feet **and/or** _____ linear feet

12. **TYPE AND ESTIMATED AMOUNT OF MATERIAL(S) TO BE PLACED INTO OR EXCAVATED FROM THE WETLAND OR WATER BODY** (if applicable): List each type of material (such as rock, sand, clay, concrete) to be filled or excavated, and estimate amount in cubic yards.

FILLING

EXCAVATING

Type(s) of material	Estimated amount in cubic yards	Type(s) of material	Estimated amount in cubic yards
<i>ORGANIC TOPSOIL</i>	<i>EST. - 500 CU. YDS</i>	<i>SANDY LOAM/CLAY</i>	<i>9000 CU. YDS</i>

13. **ESTIMATED PROJECT COST:** 25,000 (for determination of DNR fees only, which are based on total project cost)

NA-02620-02

2/16/01

Minnesota Local/State/Federal Application Forms for Water/Wetland Projects

FOR INTERNAL USE ONLY

Applicant's No. _____ Fund/Office Code _____ Date Initial Application Received _____ Date (final) Application Received/Completed _____

DEC 04 2001

PART 1:
BASIC APPLICATION

Planning and Development

"See HELP" directs you to important additional information and assistance in Instructions, page 1.

1. APPLICANT CONTACT INFORMATION (See HELP 1):

Name: GEORGE HOULAND

Complete mailing address: GEORGE HOULAND
SNOWFLAKE PLACE DULUTH
9348 RICE LAKE RD. 55811

Residential phone: (218) 724-9022

Business phone: (218) 726-1550

Fax (if available): () _____

e-mail (if available): _____

2. PROJECT NAME OR TITLE (if applicable):

SNOWFLAKE OVAL

3. NAME OR I.D. # OF WATER BODY/BODIES IMPACTED (if applicable; if known):**

WATER HEAD
HEADWATER-CHESTER CREEK

4a. ANY WETLANDS IMPACTED? (circle one) YES NO

4b. If YES, what type (if known; circle all that apply):

1 1L 2 3 4 5 6 7 8 R unknown

4c. If YES, indicate size of entire wetland (check one):

- Less than 10 acres (indicate size: 3 1/2 - 4)
- 10 to 40 acres
- Greater than 40 acres

5. PROJECT LOCATION (information can be found on property tax statement, property title or title insurance):**

1/4 section: _____ Section: N 1/2 8 Township: 50 Range: 17W

County: St. Louis Lot #: _____ Block: _____ Subdivision: _____

6. ADDITIONAL LOCATION DESCRIPTIONS (if applicable; if known):** Parcel ID #/Geocode: _____

UTM coordinates: easterly _____ north/south _____

Project street address: 9348 RICE LAKE ROAD Fire #: _____

**For multiple water bodies or locations, attach additional sheets labeled ADDITIONAL WATER BODIES IMPACTED, ADDITIONAL PROJECT LOCATIONS, or ADDITIONAL LOCATION DESCRIPTIONS.

C

City of Duluth, Room 402 City Hall, Duluth, Mn 55802 (218) 723-3328

NOTICE OF WETLAND CONSERVATION ACT DECISION

Name of Applicant: George Hovland 218-626-1550
Snowflake Nordic Ski Facility 218-724-9022
4348 Rice Lake Road
Duluth, MN 55811

File Number: 01161

Type of Application: Certificate of No Loss

Findings: The project converts 1.3 acres of type 6/7 wetlands to type 3 wetlands.

Date of Decision: December 7, 2001

List of Addressees:

Applicant

Robin Payne, So. St. Louis SWCD, 4850 Miller Trunk Hwy., Suite 2B, Duluth, MN 55811

Tim Peterson, USACOE, 1568 Highway 2, Two Harbors, MN 55616

Corps of Engineer Project Manager, USACOE, ATTN:CO-R, 190 5th St. E. St. Paul, MN 55101-1638

Mark Nelson, BWSR, 394 South Lake Avenue, Room 403, Duluth, MN, 55812

Department of Natural Resources Regional Office, 1201 East Highway 2, Grand Rapids, MN 55744

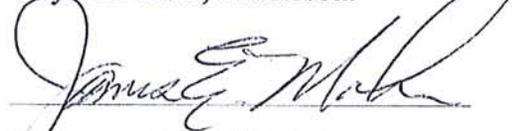
DNR Wetlands Coordinator, Ecological Services Section, 500 Lafayette Road, Box 25, St. Paul, MN 55155

You are hereby notified that the decision of the Local Government Unit on the above-referenced application was made on the date stated above. A copy of the Local Government Unit's Findings and Conclusions is attached. Pursuant to Minn. R. 8420.0250 any appeal of the decision must be commenced by mailing a petition for appeal to the Minnesota Board of Water and Soil Resources within fifteen (15) days of the date of the mailing of this Notice.

Date of mailing of this Notice:

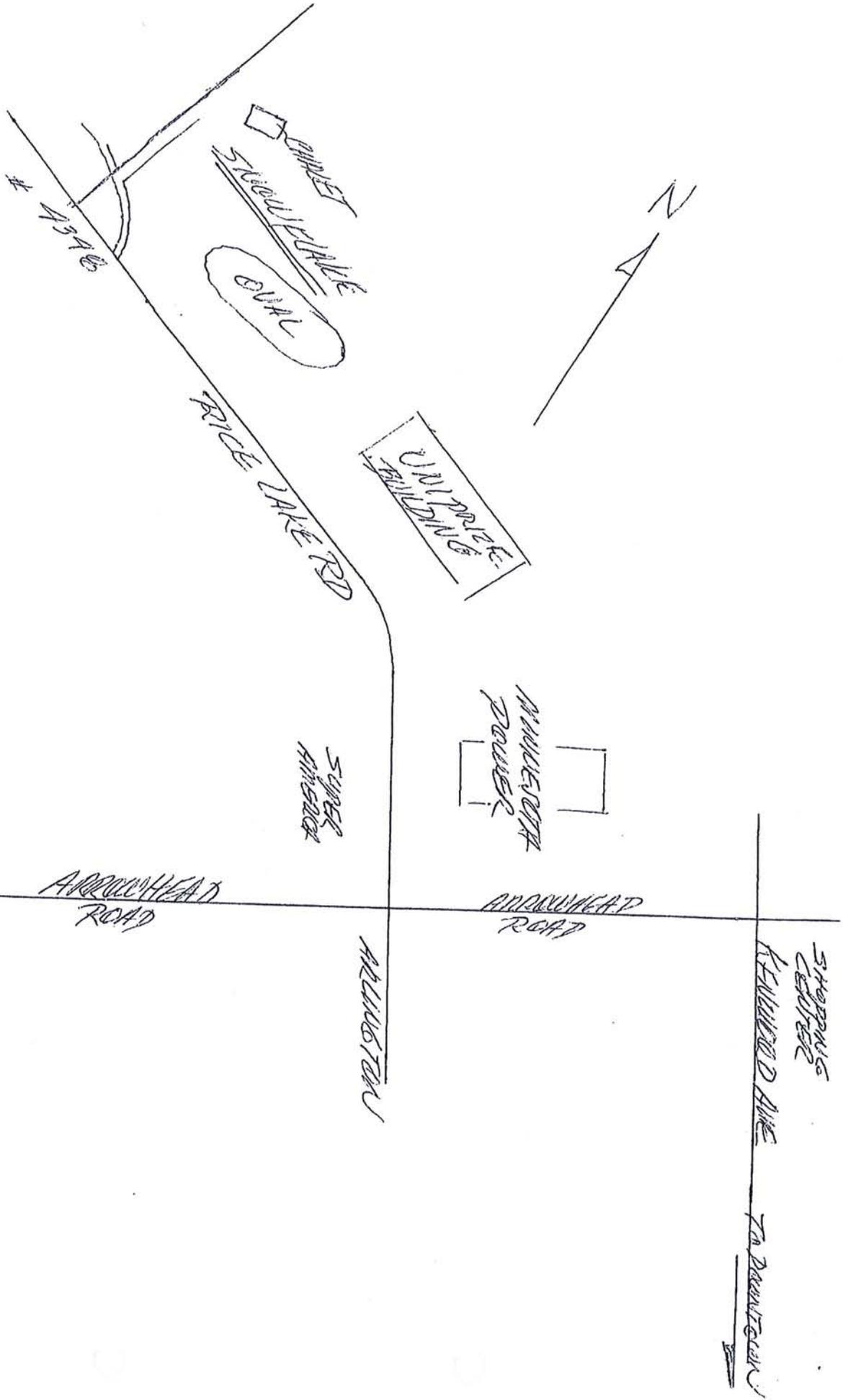
December 7, 2001

City of Duluth, Minnesota



By: James E. Mohn

Title: Senior Planner



MULLER'S MILL MALL

Highway 53

ARROWHEAD ROAD

SUPER MARKET

MULLER'S POWER

ALLISTON

ARROWHEAD ROAD

SHOPPING CENTER

FENWICK AVE TO DAVENPORT

CENTRAL ENTRANCE TO BUILDING

LOCAL SITE
MPP - NOT TO SCALE

WATER GRADE
EXTENSION

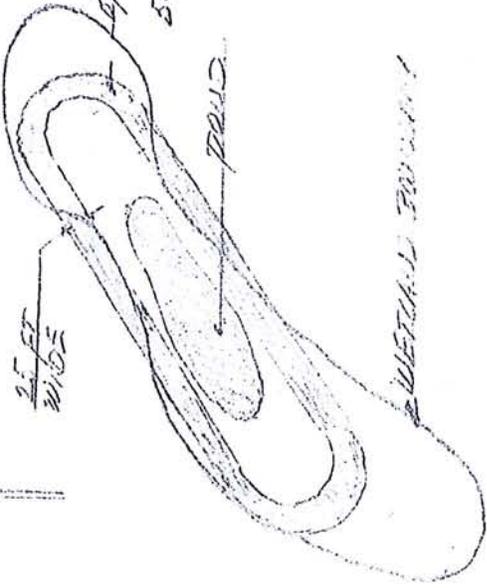
STATIC HO LEVEL

1.5-2 FT
BOTTOM OF P.C.

TYPICAL SECTION

SUBMERGED PIPE
FOR THE TRENCH

SPREADS
DUAL 1500 LB
500 X 150 X 2500# QUOTE



QUANTITY 300000

POD LINE

2400 FT

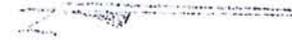
RICE LAKE ROAD COUNTY #4

UNPROF. DIG

STOP LIGHT

POD LINE

UP THE EXISTING ROAD



AFFIDAVIT

EXEMPTION EVIDENCE FOR LOCAL GOVERNMENT UNITS (LGU)

I do hereby certify that the following statement of evidence or activity is true and may be used as evidence to support qualification for WCA exemptions.

The LGU may require additional affidavits or verification evidence before making an exemption determination.

Location: (County, Township, Range, Section 1/4, 1/4, 1/4)

City - St. Louis - Twp. #50 - Range 17W
SECTION N 1/2 - 8

Description of Evidence for Exemption: # _____

THERE WILL BE NO NET LOSS IN WETLAND AREA. PROPOSED TO CHANGE EXISTING TYPE 6/7 TO TYPE 3 WETLAND.

On penalty of perjury, I hereby swear under oath that the information above, made for the purpose of documenting qualification for an exemption from the WCA, is true to the best of my knowledge.

[Signature]
Signature

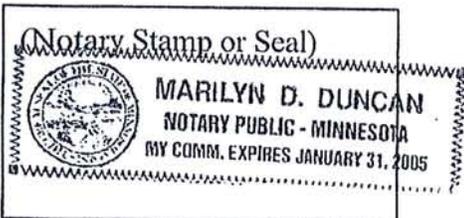
Date

475-20-3839
Social Sec. No.

ACKNOWLEDGEMENT

The foregoing instrument was subscribed and sworn to before me on:

3rd (day), *12th* (month), *2001* (year), by *Marilyn D. Duncan*



**Minnesota Wetland Conservation Act
APPLICATION FOR
CERTIFICATE OF NO LOSS OR EXEMPTION***

APPLICANT AND PROJECT LOCATION INFORMATION

Name(s) of Applicant <u>GEORGE HOWLAND</u>	LGU: _____
Street Address <u>7398 RICE LAKE RD</u>	Project Location: T ___ R ___ S ___ 1/4 ___ 1/4 ___ 1/4 ___
City, State, Zip Code <u>DULUTH, MINN., 55811</u>	UTM Coordinates: X: _____ Y: _____
Telephone (Day) <u>218 7261550</u> (Evening) <u>7249022</u>	County Name/Number: _____
	Minor Watershed Name/Number: _____
	Size of entire wetland: _____ acres
	Wetland type: Circular 39 _____; NWI _____
	Check one: <input type="checkbox"/> <50% <input type="checkbox"/> 50%-80% or <input type="checkbox"/> > 80%
	Check one: <input type="checkbox"/> Agricultural land; <input type="checkbox"/> Non-ag. land

PROPOSED PROJECT DESCRIPTION

Describe the nature and purpose of the proposed project: TO CREATE A SPEED SKATING DUAL AND RECREATIONAL SKATING AREA

(attach additional pages if needed)

Timetable: project will begin on 12-01 (mo/day/yr) and will be completed by 1-02

The wetland activity at the above site qualifies for the following under the Wetland Conservation Act (WCA) (check one):

- No Loss Determination** (attach plans)
- Exemption # _____** (per MN Rule Chapter 8420.0122) (Note: Applicant is responsible for submitting the proof necessary to show qualification for the exemption claimed.)

Description of Exemption Claimed:

NO NET LOSS IN WETLAND AREA.
CHANGE EXISTING TYPE 1/7 TO TYPE 3

APPLICANT SIGNATURE

The information provided for this determination is truthful and accurate to the best of my knowledge. I ensure that, in draining or filling the subject wetland under an exemption noted above, appropriate erosion control measures will be taken to prevent sedimentation of the water, the drain or fill will not block fish passage, and the drain or fill will be conducted in compliance with all other applicable federal, state and local requirements, including best management practices and water resource protection requirements established under Minnesota Statutes, Chapter 103H.

[Signature] 12-3-01
(Signature of Applicant) (Date)

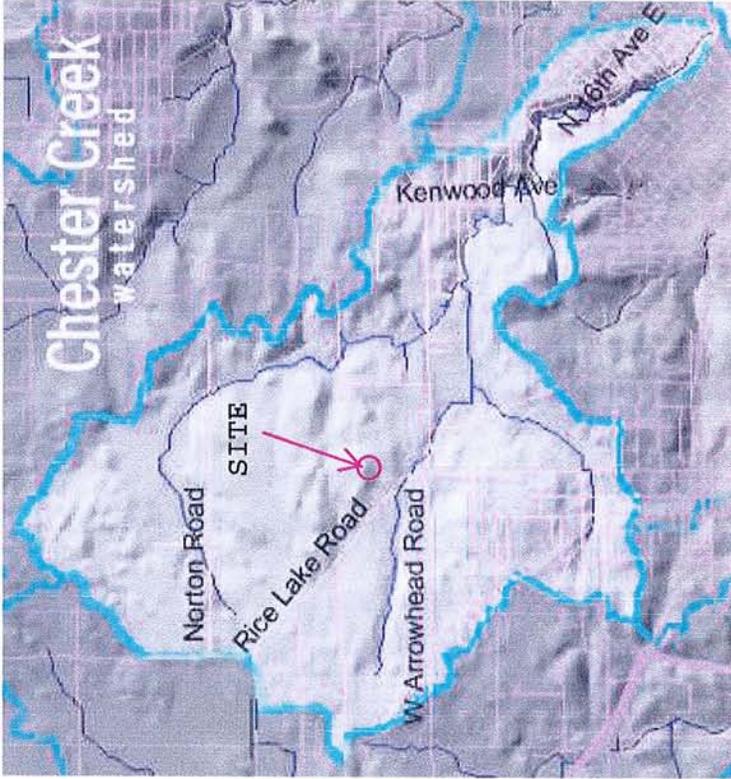


EXHIBIT 1 CHESTER CREEK
WATERSHED
SOURCE:
DULUTHSTREAMS.ORG



County Land Explorer

St. Louis County, Minnesota



ARMORY
OFF SITE ALTERNATIVE 1



County Land Explorer
St. Louis County www.stlouiscountymn.gov/CountyLandExplorer Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

Map created using County Land Explorer
gis.stlouiscountymn.gov/CountyLandExplorer

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U.S. Fish and Wildlife Service
National Wetlands Inventory

JAL

Apr 5, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forest/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- River/Stream
- Other

OFF SITE ALTERNATIVE 2

User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



PACIFIC
 EDUCATION
 PARTNERS

PROJECT NAME:
 SNOWFLAKE
 HIGH SCHOOL

SOURCE TITLE:
 OFF SITE 2

FILE
 DRAWN BY:
 CHECKED BY:
 DATE: 04/05/16



U.S. Fish and Wildlife Service

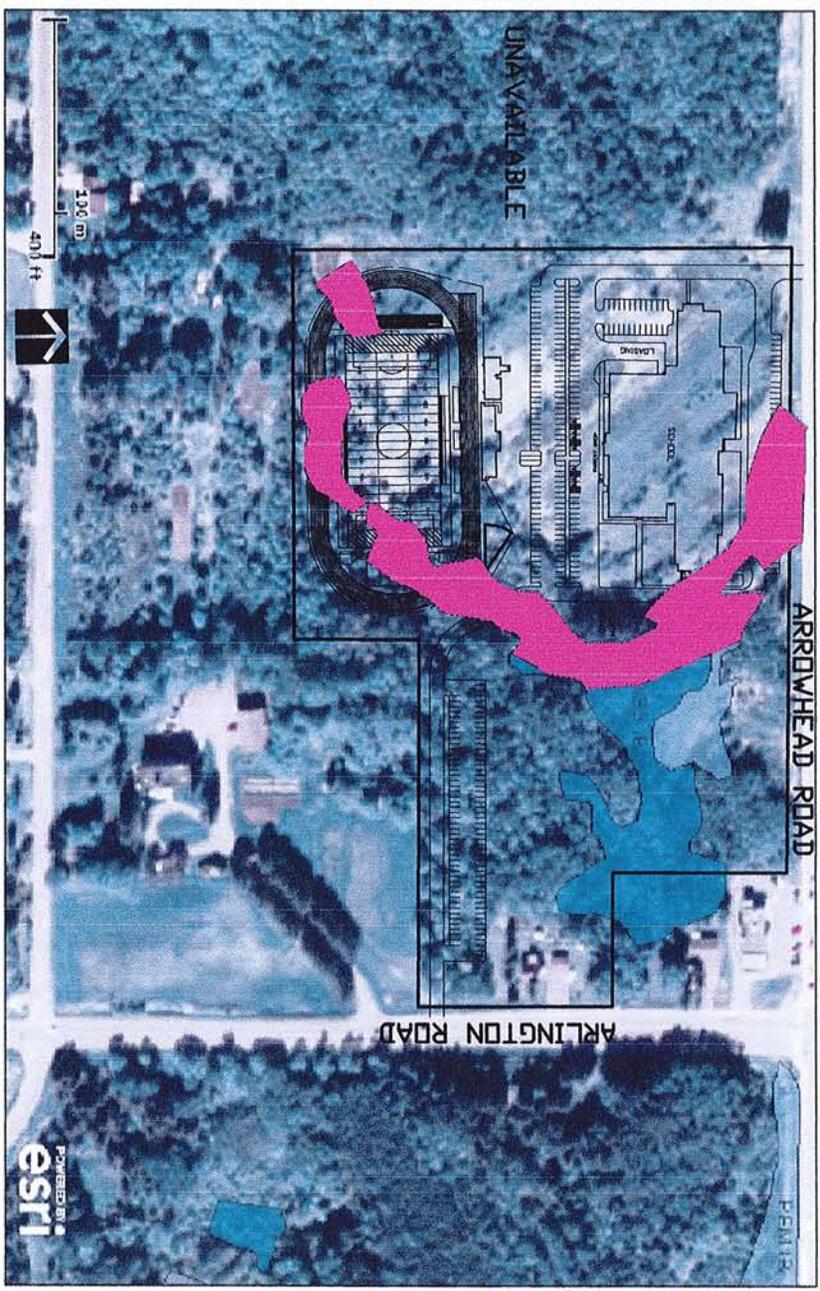
National Wetlands Inventory

SW QUADRANT

Apr. 5, 2016

Wetlands

- Freshwater Emergent
- Freshwater Forest/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lakes
- Riverine
- Other
- EST. WETLAND IMPACTS
- ESTIMATED 110,894 SF
- WETLAND IMPACTS MINIMUM
- OFF SITE ALTERNATIVE 3



User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data used shown on this map. All wetlands include data shown on base in accordance with the latest metadata found on the Wetlands Mapper web site.



PACIFIC EDUCATION PARTNERS

PROJECT NAME:
SNOWFLAKE HIGH SCHOOL

DRAWN TITLE:
OFF SITE 3

TITLE:
DATE:
DRAWN BY:
CHECKED BY:
DESIGNED BY:

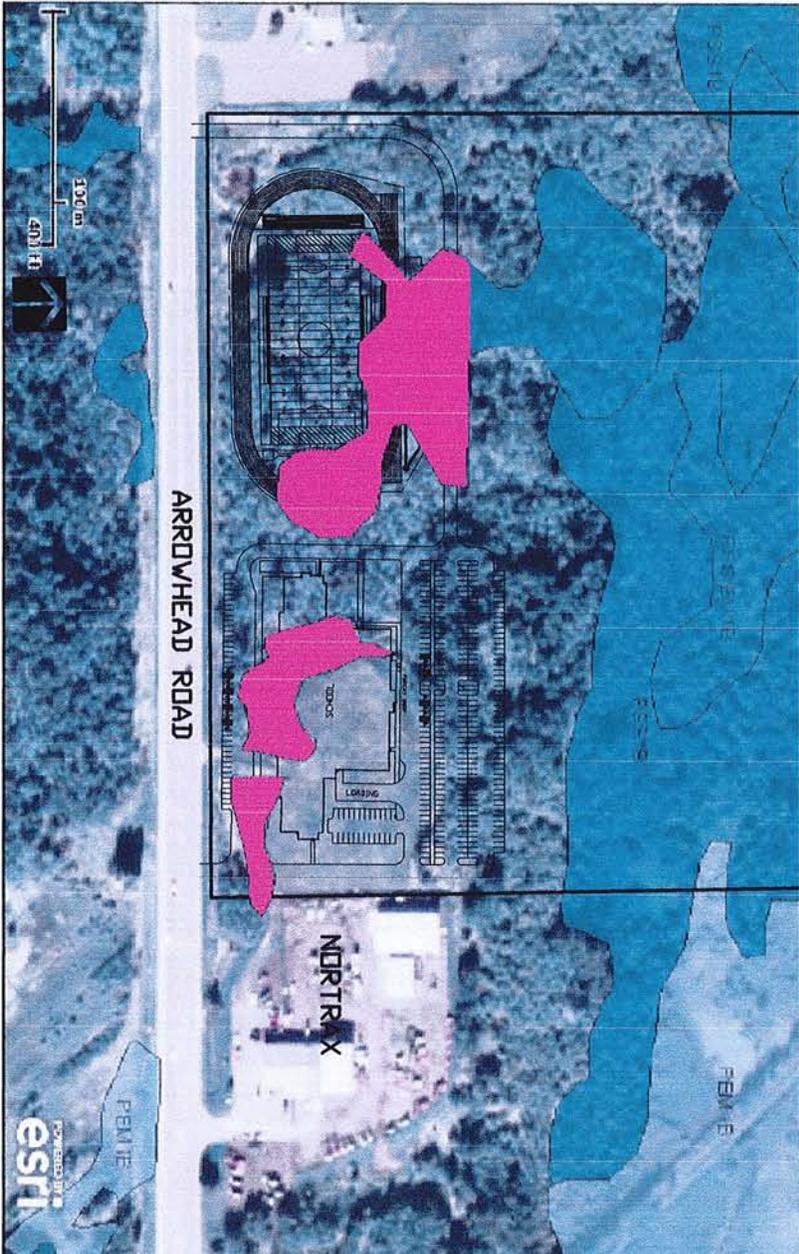


U.S. Fish and Wildlife Service

National Wetlands Inventory

NW SITE

Apr 5, 2016



User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands related data should be used in accordance with the layer metadata found in the Wetlands Mapper Web site.

Wetlands

- Freshwater Emergent
- Freshwater Forest/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lakes
- Rivers/In
- Other

- EST. WETLAND IMPACTS
- ESTIMATED 122,500 SF
- WETLAND IMPACTS MINIMUM
- OFF SITE ALTERNATIVE 4



PACIFIC EDUCATION PARTNERS

PROJECT NAME:
SNOWFLAKE HIGH SCHOOL

SOURCE TITLE:
OFF SITE 4

DATE:
DRAWN BY:
CHECKED BY:
SCALE: AS SHOWN
PROJECT NO.:

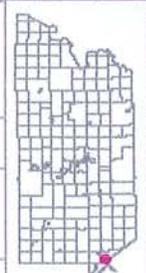
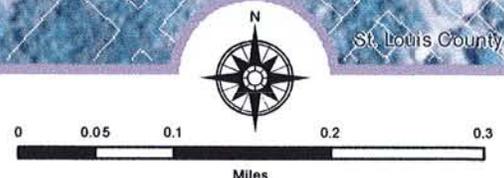


County Land Explorer

St. Louis County, Minnesota



CENTRAL HIGH SCHOOL
OFF SITE ALT 5



Map created using County Land Explorer
gis.stlouiscountymn.gov/CountyLandExplorer

County Land Explorer
St. Louis County www.stlouiscountymn.gov/CountyLandExplorer Minnesota
Disclaimer
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Exhibit 4

New High School Building Must Have List

for 8th grade -- 6 classrooms, one a science lab

specialist programs, for music room attention paid to acoustical needs outlined in Wenger information

- band room

- instrument storage outside of the band room

- choir room w/ piano

- practice rooms

- classroom world languages 2

- 2 gyms, one full size for varsity sports and the other smaller

- weight room

- locker room

- 2 art rooms, one with kiln*

academic program high school

- 15 classrooms -- big enough for 32

- 4 science labs - big enough for 32

- 7 special education rooms -- resource, classroom testing, some could be smaller, two of the classrooms that are suites similar to JA suite at North Star Room A322 and 323

offices

- principal, registrar, front office for two secretaries, 2 social workers, 2 counselors, school psychologist, evaluation coordinator, sped coordinator, 3 offices for tech staff, two offices for district staff, Dean of Students office – with reception area, office for dean, ISS rooms

nurse's office -- big enough for three-four cots for high school students

cafeteria

auditorium that minimally has capacity for 400

full kitchen (open to the idea of a serving kitchen if food service folks think that would work)

storage and receiving needs for building with about 900 students (8th grade and high school)

"commons" area

- display cases for awards, pictures, etc.

field for soccer initially (and in a few years football) with track around it

bathrooms to accommodate staff and 800 students

softball and baseball field(s)

additional parking area for 300 students and staff (beyond what is already available 126 or so at North Star) so total 425 spaces

staff lounge area

copy room and mailbox room

wireless access throughout the building

Technology Support

- (1) Adequately-sized equipment rooms with storage space
- (2) Centrally-located and easily accessed main hub room
- (3) Dedicated wiring (POE) for wireless access points
- (4) Sufficient electrical drops in classrooms, offices & labs (more than 2)
- (5) Integrated AV wiring in classroom for Smart board, audio and / or projector support
- (6) Integrated air-filtration system for hub room(s)
- (7) Integrated UPS (Uninterruptable Power Supply) for main network infrastructure & servers.
- (8) Digital PBX / Phone system with wiring to support system
- (9) One stationary computer lab with room for other tech and STEM equipment

Other Important Factors

- Safe connection to Rice Lake road with two ways in/out of campus
- Outdoor play area for North Star PE classes and recess near North Star

GUIDE FOR PLANNING SCHOOL CONSTRUCTION PROJECTS IN MINNESOTA

Below are selected excerpts from the Minnesota Department of Education guide related to school construction projects that pertain to charter school facilities challenges.

Part 1.02 Financing School Construction Projects

The State of Minnesota underwrites the bonds for all school district construction projects; helps fund most projects through debt service equalization payments, and funds on average 90% of the cost of programs and operations in state public school district facilities. Construction costs typically represent 10-20% of the lifetime cost of a school facility.

School districts have access to a variety of financing options for school construction projects. Determining what financing option is best for any project will depend on a variety of factors and will vary from project to project and school district to school district.

- General Obligation Bonds
- Alternative Facilities Bonding and Levy
- Building Bonds for Calamities/Emergency Management
- Bonds for Certain Capital Facilities
- Debt Service Equalization
- Disabled Access and Fire Safety Improvements
- Down Payment Levy
- Health and Safety
- Lease-Purchase Agreement and Lease-Levy
- Operating Capital Revenue
- Operating Referendum

Part 1.03 Loans, Grants, and Cooperative Agreements for School Construction Projects

- Capital Loan
- Cooperative Secondary Facilities Grant
- Energy Investment Loan
- Joint Powers Agreements for Facilities
- School Building Accessibility Capital Improvement Grant
- Technology and Telecommunications Grants
- State Grants

Part 2.05 Projecting Educational Program and Service Space Needs

Projecting what new or expanded programs and services need to be accommodated in school facilities can be a very difficult task. Few school facilities are constructed with space set aside for growth, and many lack adequate storage, office, and conference room spaces. Many new or renovated schools report that they are in need of additional spaces within two years of occupying new/renovated facilities.

What is clear is that schools need spaces for program and service as well as student enrollment growth. Listed below are a sample of school programs and services that have been added or

expanded in scope since publishing the 1988 Guide:

Part 2.07 Selecting a School Site

Adequate school site size is an important consideration in the commissioner's review and comment on any new/renovation

Site Selection Considerations

The selection of an adequate school site with expansion space will accommodate current and future educational programs and services, expanding student enrollments, increase community use of schools, and promote school-community partnerships.

Allow for current site size needs and future expansion possibilities. The basis of the following school site size guidelines are the experiences of school districts, school architects, and school facility planners in Minnesota and other states. **School site size guidelines refer to usable acres. Do not include wetlands or land for on-site water, sewer, or zoning setbacks as usable land for calculating acreage to meet the school site guidelines. The school site size ranges specified below allow for schools planning different grade organizations, student enrollment capacities, and current and future program, support, community use/partnership, and program expansion spaces for the school site and school.**

**TABLE I
SCHOOL SITE SIZE GUIDELINES**

SCHOOL LEVEL	SITE SIZE
ELEMENTARY SCHOOL	10-15 ACRES +
K-8 OR MIDDLE LEVEL SCHOOL	25-35 ACRES +

SECTION III. DESIGNING SCHOOL FACILITY SPACES

The purpose of Section III is to highlight important considerations in planning and designing school facilities, cite gross square footage, general space, and square footage guidelines, and identify the essential elements to consider in designing learning, school support, and community use/partnership spaces in elementary, middle level, and high schools. School districts and school facilities planning committees need to use this information to help understand the design parameters for school facilities that will be a part of a school facilities project proposal. Architects and other consultants working with school district staff must subsequently develop detailed specifications for each space. **Research studies are increasingly documenting the positive effect of quality school facilities, lighting, acoustics, and indoor air quality and ventilation on student achievement and health, so any efforts that support quality school facilities will pay important dividends for learners, school staff, and the parents that work with them.**

Part 3.04 Gross Square Footage and General Space Guidelines for Elementary, Middle Level, and High Schools

This part provides an overview of the gross square footage guidelines for elementary, middle level, and high schools of different student enrollments, and general space guidelines that apply to all school construction projects.

A frequent question is: "how many square feet do we need for an elementary/middle level/high school?" **Adequate square footage, flexible and adaptable school spaces, and spaces for program expansion are the keys to the long-term and cost efficient use of school facilities.** Without adequate school sites and school facilities square footage, space renovations and expansions are costly and perhaps impossible to make. Space inadequacies will continue and probably compound over time, and it will be difficult to meet student needs as desired or required. Too often, in an effort to reduce school facilities project costs, school boards reduce school learning and support space square footages that results in a lack of adequate storage and program expansion spaces. In reality, this approach will cost a school district and local taxpayers more money in the long run because ongoing maintenance costs will be greater in school facilities under stress, and any renovations or additions will only be more costly if not completed as originally planned. Within two years of project completion, many new or renovated schools report shortages of storage, support, and expandable learning and community use/partnership program spaces. **School districts are strongly encouraged to make adequate site size, space square footages, flexible/adaptable spaces, and spaces for program expansion a high priority, even if it means completing the project or fully equipping facilities at a later date.**

**TABLE III
GROSS SQUARE FOOTAGE
PER STUDENT GUIDELINES**

SCHOOL STUDENT ENROLLMENT	ELEMENTARY SF	MIDDLE SF	HIGH SCHOOL SF
LESS THAN 500	125 - 155	170 - 200	200 - 320
500 - 999	110 - 135	160 - 190	190 - 220
1000-1500	100 - 135	150 - 180	180 - 200
1500-2000			140 - 170

Part 4.08 Charter Schools and Private Schools

Charter schools are public schools under M.S. 124D.10, subd. 7, exempt from many laws and rules applicable to a school district, unless a charter school chooses to participate in programs that require compliance. Regarding school facilities, under M.S. 124D.11, charter schools may lease a building or land, use general and total capital operating revenues to maintain, repair, and renovate school facilities, but may not use money received from the State to purchase land or buildings. Charter schools and private schools must meet all state and local requirements relating to building codes or health and safety. If planning a comprehensive school program, charter and private schools should consider using the guidelines relating to school site, learning, and support spaces as contained in this Guide.

EXHIBIT 5

**Edison
High School
Initiated 11/4/2013
LHB #**

Students 900+
Updated March 17th

New				
Space/Group	QTY	SF	Subtotal	Comments
General Classroom Area				
8th Grade	6	900	5,400	Based on 40 students, min size rec 6 are recommended 6 are recommended
Math	4	900	3,600	
Social Studies	4	900	3,600	
Language Arts	4	900	3,600	
Foreign Language	2	900	1,800	
Growth Classroom	0	900	0	
Staff Planning	0	60	0	
Storage	4	300	1,200	
Small group	0	160	0	
Group Learning	0	1,500	0	
Subtotal			19,200	
Sciences				
Science (Physics, Bio, Chem)	5	1,800	9,000	Lecture lab combo, 40 students
Science Prep	3	100	300	
Science Storage	2	100	200	
Chemical Storage	1	100	100	
Subtotal			9,600	
Family & Consumer Science				
Foods Lab	0	1,500	0	
Multi-Purpose (Share w/ foods)			0	
Subtotal			0	
Industrial Tech				
Woods Shop	0	2,000	0	
Metals / Engines Shop	0	2,000	0	
Fab Lab	0	2,000	0	
Classroom	0	875	0	
Computer Lab	0	1,000	0	
Staff and Storage (Included in above shops)			0	
Subtotal			0	
Art				
Labs	2	1,400	2,800	Sized for 40
Staff and Storage	1	300	300	
Kiln Room	1	200	200	
Subtotal			3,300	
Music				
Instrumental Rehearsal Room	1	2,600	2,600	Sized for 80 Shared with instrument room Sized for 80 Recommend including in band room
Orchestra Rehearsal Room	0	2,000	0	
Vocal Rehearsal Room	1	1,600	1,600	
Office	1	150	150	
Library	1	150	150	
Practice Rooms	1	200	200	
Practice Rooms	2	75	150	
Uniforms Storage	1	150	150	
Instrument Storage	1	300	300	
Subtotal			5,300	

Computer Labs / Business

Business Education	0	900	0	
School Store	0	250	0	
Storage (Store)	0	100	0	
Computer Labs	0	1,000	0	
Technology Director (office/storag	0	250	0	
Subtotal				0

Media/Library

Circ./Stacks/Seating	1	3,000	3,000	If not a media center, a resource commons is rec.
Small Group / Multimedia	2	150	300	
Workroom/Office/Periodicals	1	300	300	
Computer Lab	1	900	900	
Media Directors Office	0	150	0	
Subtotal			4,500	

Auditorium

400 Seats	0	5,000	0	Use locker rooms
Stage	1	2,400	2,400	
Scene Storage	1	400	400	
Dressing Rooms	0	200	0	
Makeup Rooms	1	100	100	
Toilets	0	60	0	
Ticket	0	80	0	
Control Room	1	120	120	
Costume Storage	1	200	200	
Subtotal			3,220	

Special Needs

Rooms	6	600	3,600	
Specialty Room	1	1,100	1,100	
Conference Room	1	150	150	
Subtotal			4,850	

Phy Ed

Health Classroom	0	1,000	0	Bleacher Seating for 400
Weight/Fitness Room	1	1,600	1,600	
Phy Ed/Athletic Storage	1	800	800	
Gym (2 Station)	1	12,000	12,000	
Multi Purpose	0	1,800	0	
Training Room	1	250	250	
Concession Stand	1	180	180	
Subtotal			14,830	

Locker Rooms

Boy's Physical Education Locker Rooms				
Boys Lockers	1	900	900	
Staff	1	120	120	
Toilet/Shower Area	1	350	350	
Boy's Team Locker Rooms				
Lockers	0	750	0	
Staff	0	250	0	
Girl's Physical Education Locker Rooms				
Lockers	1	900	900	
Staff	1	120	120	
Toilet/Shower Area	1	350	350	
Girl's Team Locker Rooms				
Lockers	0	750	0	
Staff	0	250	0	
Subtotal			2,740	

School Administration

Administrator / Principal	1	200	200
Dean	1	150	150
Secretary/Receptionists/Waiting	1	400	400
Workroom	1	150	150
Records Storage / Vault	1	150	150
Conference Room	1	150	150
Toilets	1	80	80
Registrar	1	120	120
Athletic Director	0	120	0
Social workers	2	120	240
Counselors	2	120	240
Evaluation Coordinator	1	120	120
SPED Coordinator	1	120	120
Tech Staff	3	120	360
District Staff	2	120	240
ISS	1	150	150
Nurse's Office	1	150	150
Waiting	1	80	80
Toilets	1	80	80
Cot room	1	180	180
Storage	1	80	80
Psychologist Office	1	120	120
Subtotal			3,560

Food Services

Cafeteria (300 Kids @15 SF Ea)	1	4,500	4,500
Serving	1	900	900
Food Prep	1	1,800	1,800
Dry Food Storage	1	400	400
Freezer	1	280	280
Cooler	1	140	140
Dishwasher	1	180	180
Office	1	100	100
Toilets/Lockers	1	150	150
Staff Dining	1	500	500
Subtotal			8,950

Building Services

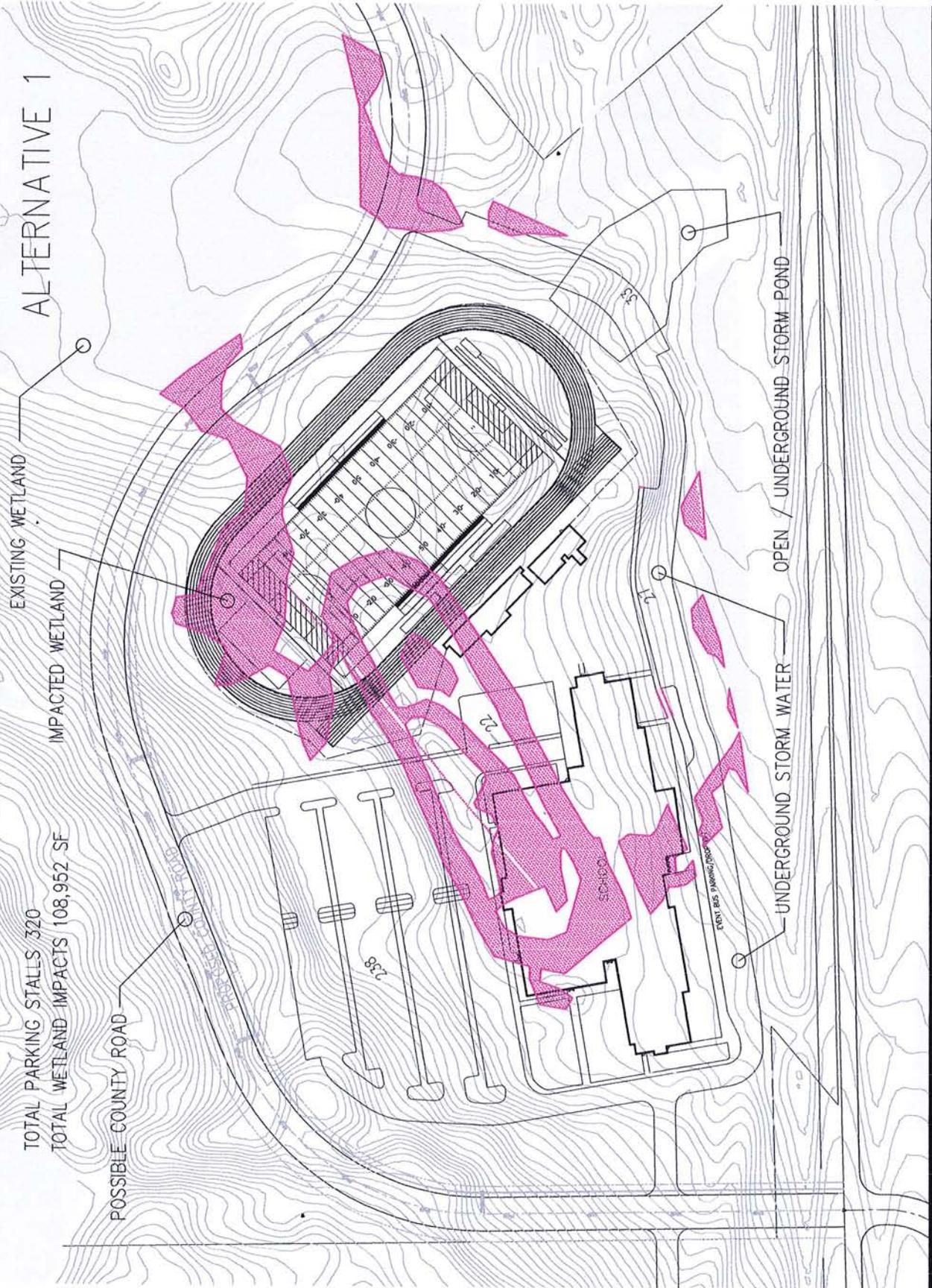
Recycle Room	1	200	200
Laundry	0	200	0
Custodial Closets	2	100	200
Custodian Office	1	100	100
Toilet	1	80	80
Building Storage	2	400	800
Receiving	1	250	250
Toilets (Pair)	3	500	1,500
Subtotal			3,130

Total Programmed SF	83,180
25% circulation	20,795
Total SF	103,975

Site Elements

Parking for 300	90,000 SF	Includes UDC required islands
Bus loop for 15 (event parking for 120)	36,000 SF	
Outdoor Classrooms	2 1,800 SF	
HS Soccer Field (190x300)	67,200 SF	Includes 10' safety zone
400 M Track	80,000 SF	around the soccer field
	275,000 SF	
	6 Acres	

ALTERNATIVE 1



TOTAL PARKING STALLS 320
TOTAL WETLAND IMPACTS 108,952 SF

EXISTING WETLAND

IMPACTED WETLAND

POSSIBLE COUNTY ROAD

POSSIBLE COUNTY ROAD

UNDERGROUND STORM WATER

OPEN / UNDERGROUND STORM POND

EVENT BUS PARKING/POOL

SCHOOL

238

22

21

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100



CLIENT
PACIFIC
EDUCATION
PARTNERS

PROJECT NAME
SNOWFLAKE
HIGH SCHOOL

DRAWING TITLE
DPSA 8-12
ALTERNATIVE 1

SCALE
A1

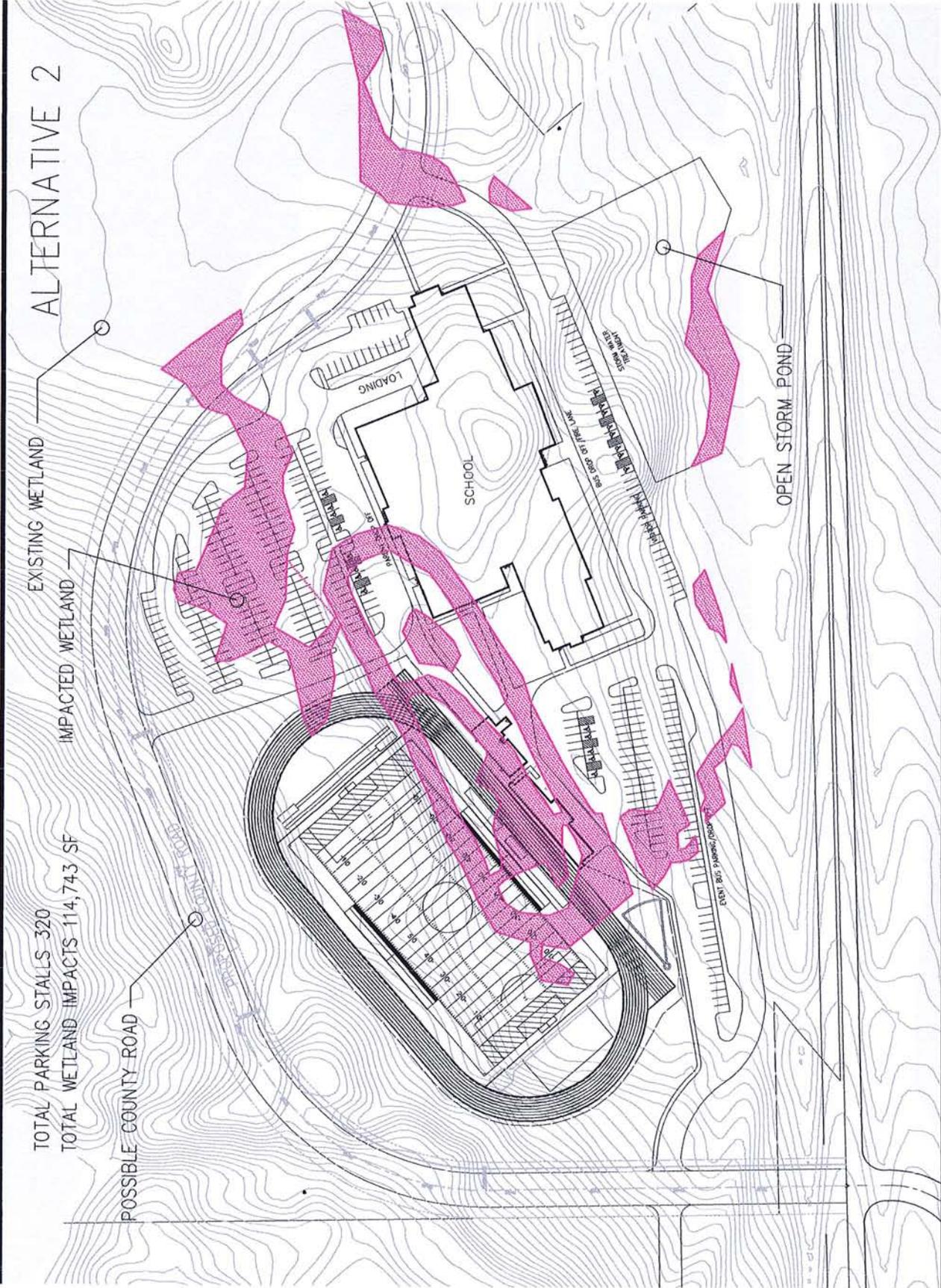
ALTERNATIVE 2

TOTAL PARKING STALLS 320
TOTAL WETLAND IMPACTS 114,743 SF

EXISTING WETLAND

IMPACTED WETLAND

POSSIBLE COUNTY ROAD



LOADING

SCHOOL

OPEN STORM POND

EVENT BUS PARKING AREA



BLACKHOOF



COURT

PACIFIC
EDUCATION
PARTNERS

PROJECT NAME
SNOWFLAKE
HIGH SCHOOL

DRAWING TITLE
DPSA 8-12
ALTERNATIVE 2

SCALE
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CHECKED BY:
DATE: 10/1/14
PROJECT NO.:
DRAWING NO.:

A2

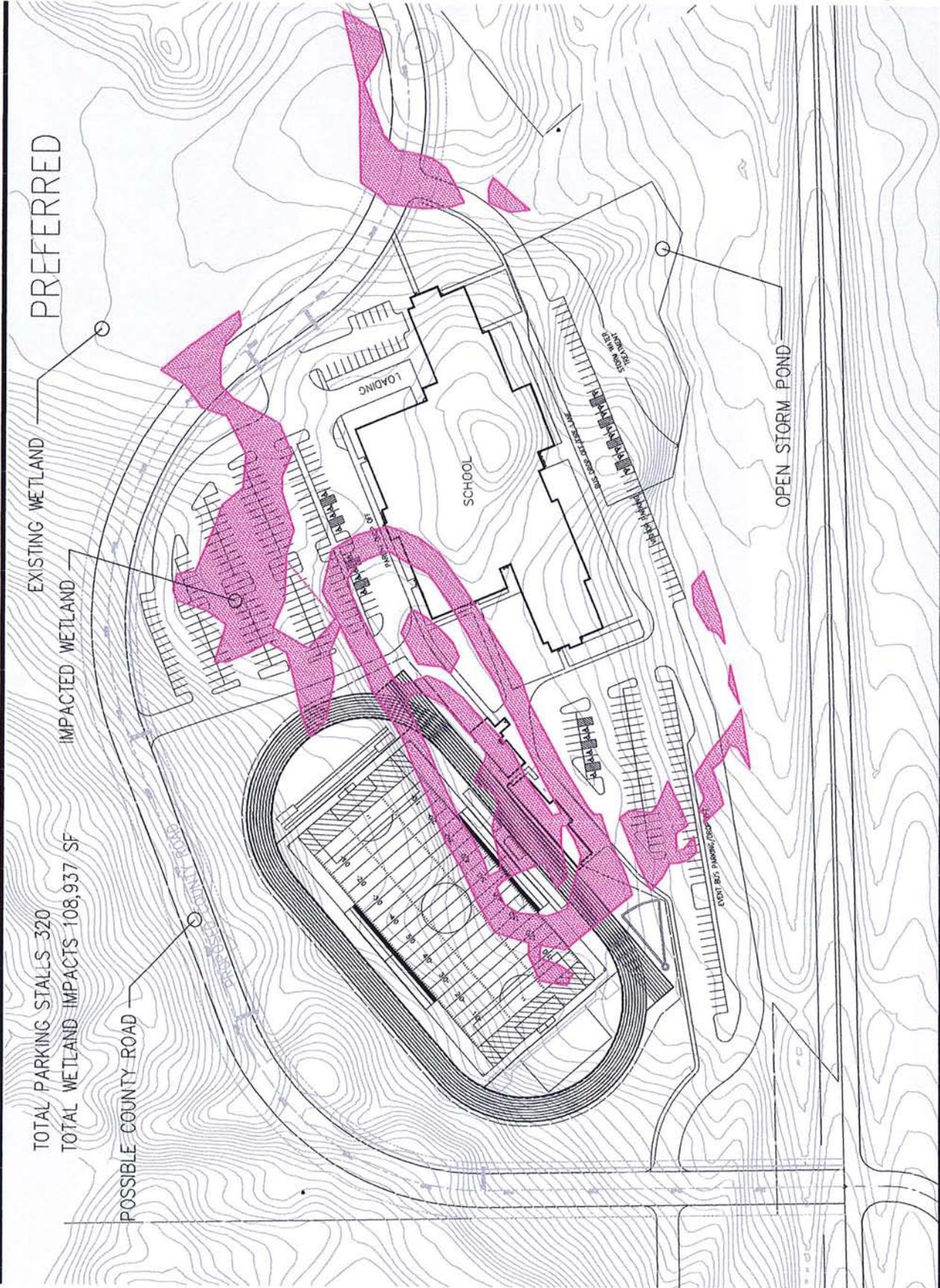
PREFERRED

EXISTING WETLAND

IMPACTED WETLAND

TOTAL PARKING STALLS 320
TOTAL WETLAND IMPACTS 108,937 SF

POSSIBLE COUNTY ROAD



BLACKHOOF



OWNER

PACIFIC
EDUCATION
PARTNERS

PROJECT NAME

SNOWFLAKE
HIGH SCHOOL

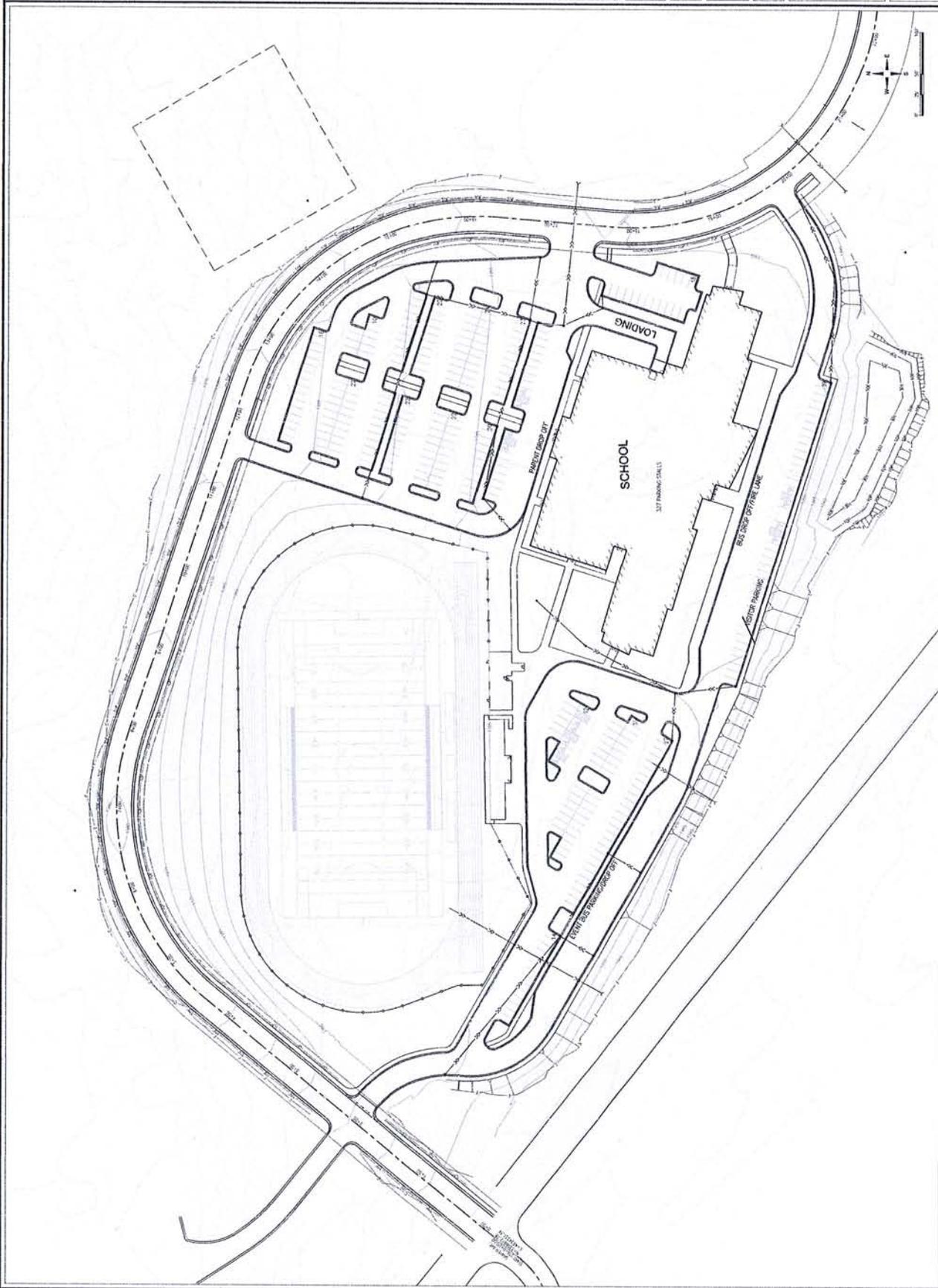
DRAWING TITLE

DPSA 8-12
PREFERRED

FILE

DRAWN BY:
CHECKED BY:
PROJECT NO.:

PREF



FOUNDATIONS
CONSULTANTS

ANOLA
ANOLA CONSULTANTS

EAPC
ENVIRONMENTAL ANALYSIS & PLANNING CONSULTANTS

Northland
Consulting Engineers LLP

PROPOSED BUILDING FOR:
DECS 8-12 SCHOOL
43X RICE LAKE ROAD
DULUTH, MINNESOTA 55811

MOBIC OWNER

ISSUED DATE: XX-XX-XXXX

PROJECT NO: 15-584-C

DRAWN BY: JOD

APPROVED BY: AIZ

SCALE: 1" = 20' AT FULL SCALE

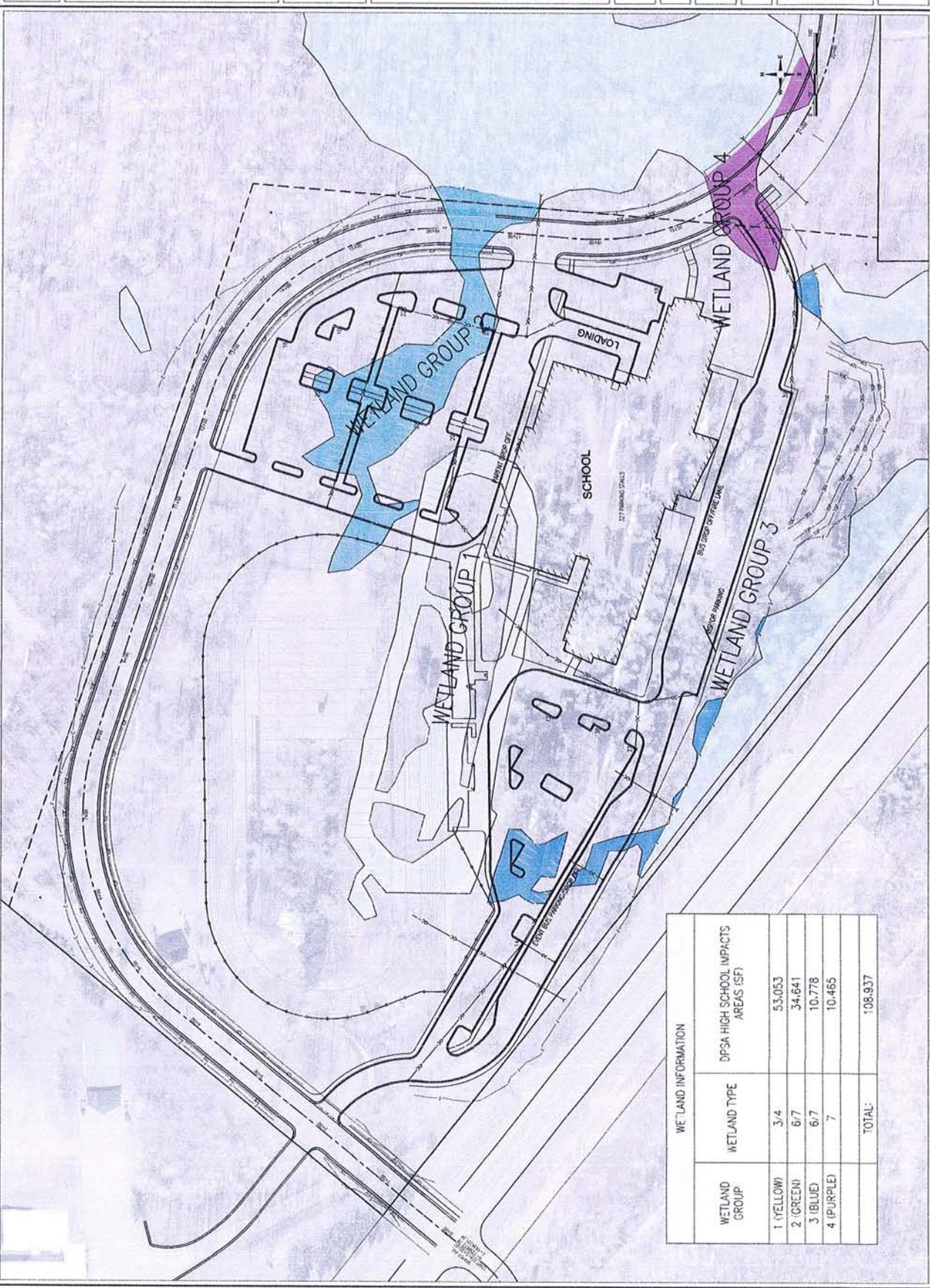
KEY

REVISIONS

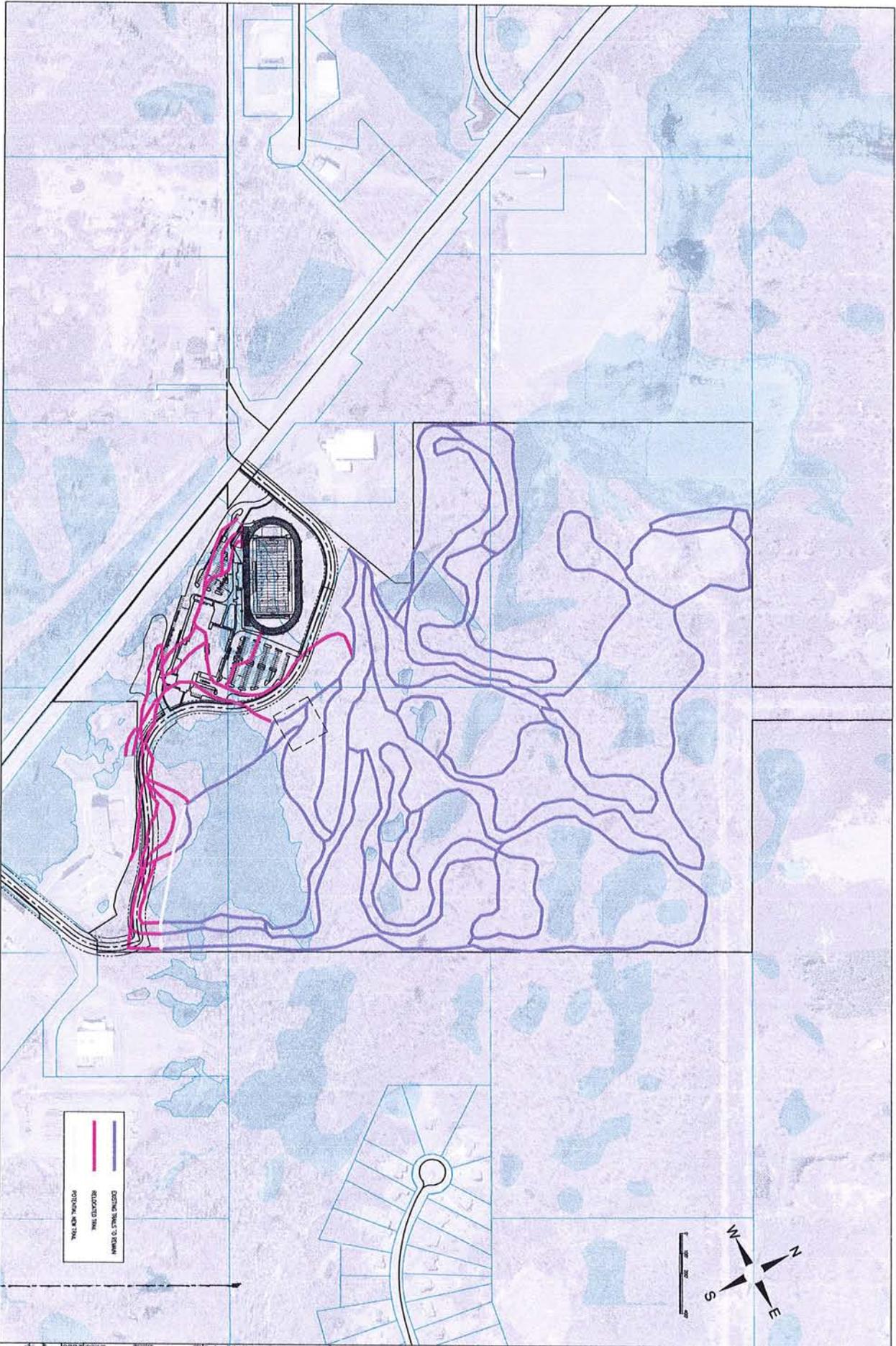
DATE: 12/05/16

ISSUE NO: 4/2/16

SHEET NO. C4.1 SITE PLAN



WETLAND INFORMATION		
WETLAND GROUP	WETLAND TYPE	DPSA HIGH SCHOOL IMPACTS AREAS (SF)
1 (YELLOW)	3/4	53,053
2 (GREEN)	6/7	34,641
3 (BLUE)	6/7	10,778
4 (PURPLE)	7	10,465
TOTAL:		108,937



PROJECT NO. 15-001
 SHEET NO. 1 OF 1
 DATE: 10/15/15
 SCALE: AS SHOWN
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS
 PROJECT: SKI TRAIL ALIGNMENTS

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.
 J. H. HARRIS
 License No. 15000
 City of Duluth, MN

SKI TRAIL ALIGNMENTS

 DULUTH, MN

Northland
 Consulting Engineers L.L.P.
 Medical District, Duluth, Minnesota