



210 W MICHIGAN STREET • SUITE 300 • DULUTH MN 55802  
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## Lester Park Elementary

### Safety Greenspace Parking

#### Site Optimization

This urban neighborhood school site is being enhanced by:

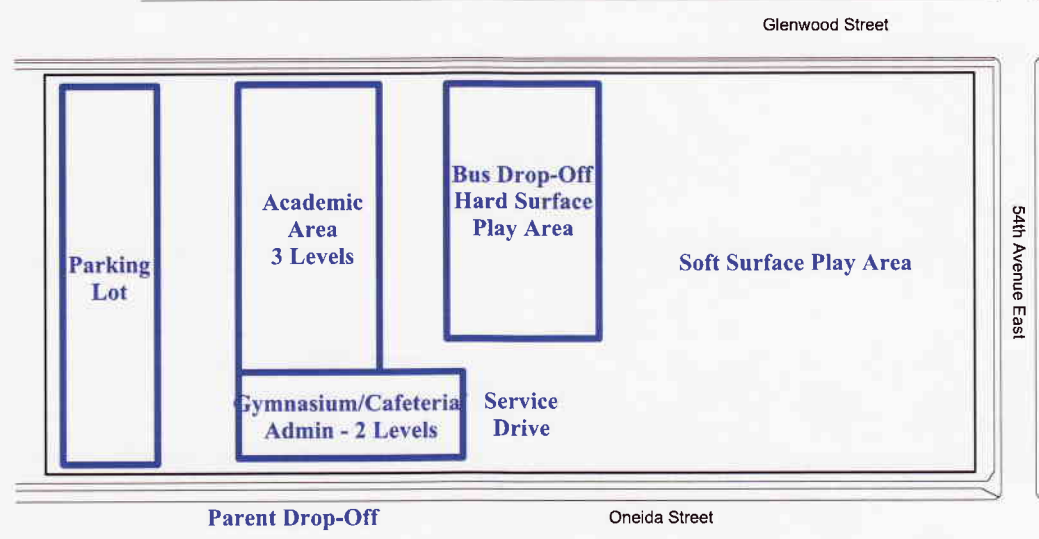
1. Purchase 8 residential homes and conveyance of state property to more than double site size
2. Closure of 53<sup>rd</sup> Ave. E. to make the site contiguous
3. Greenspace at this site will go from almost 0 to nearly 3 acres
4. Nearly the entire existing school site will become soft surface play area
5. Multi-story building design to reduce footprint
6. Building location to maximize greenspace.
7. Acquisition of nature area/outdoor learning space across street, connected via lighted greenspace.

The reasons that the parcels chosen at this site are: the parcels already acquired lend to that direction (along with State of Minnesota land), including the closure of 53<sup>rd</sup> street which is the one that makes the most sense since it is the less traveled street surrounding the school. The contiguous parcels are the ones chosen.

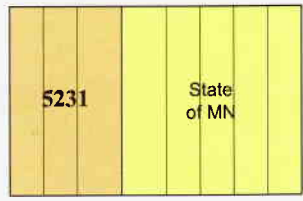
The property across Glenwood provides for an expansion of parking and an outdoor learning space and unique experience in the urban setting.

#### **Evaluation Process for site expansion:**

- Evaluated:** existing vehicular and pedestrian traffic patterns  
Existing site drainage patterns
- Identified:** existing utility locations  
Parks and other green space  
Locations of city, county or state owned property near site  
City of Duluth school facility parking ordinances  
Potential solutions to efficiently meet educational adequacy requirements.  
Potential solutions to create safe separation of pedestrian and vehicular traffic  
Potential solutions to provide efficient traffic patterns.  
Potential solutions that meet all applicable building codes
- Explored:** local, regional and national best practice models
- Located:** existing facility parameters that may affect potential solutions.
- Consulted:** The Minnesota Department of Education



Parcel No. **010-0790-03800**  
5231 Glenwood Street (83'x140)

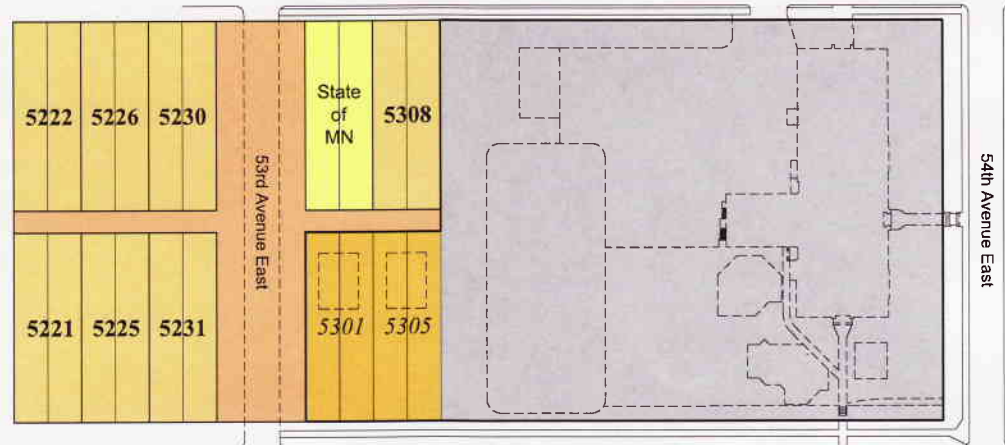


Parcel No. **010-3080-00590**  
5308 Glenwood Street (50'x140)

Parcel No. **010-3080-00350**  
5222 Glenwood Street (50'x140)

Parcel No. **010-3080-00370**  
5226 Glenwood Street (50'x140)

Parcel No. **010-3080-00390**  
5230 Glenwood Street (50'x140)



Parcel No. **010-3080-00450**  
5221 Oneida Street (50'x140)

Parcel No. **010-3080-00430**  
5225 Oneida Street (50'x140)

Parcel No. **010-3080-00410**  
5231 Oneida Street (50'x140)

- Existing School Property
- Previously Acquired Property
- Planned Property Purchase from State of Minnesota
- Planned Property Purchase
- Planned Street & Alley Vacation

5302	5306	5312	5316	5322	5330	010-3080-01050	229
						010-3080-01060	227
							227

Parcel No. **010-3080-01050**  
State of MN - Lot 13 Block 4 (25'x140')

Parcel No. **010-3080-01060**  
State of MN - Lot 14 Block 4 (25'x140')

# Lester Park Elementary School