



PLANNED REDEVELOPMENT OF 3500 E. 28TH ST. PROPERTY

FREQUENTLY ASKED QUESTIONS

What is the status of the project and what are the key timelines and milestones?

- On June 26th, 2017 the Hiawatha Collegiate High school land use application was approved by the City of Minneapolis Planning Commission and a Conditional Use Permit was issued, allowing the redevelopment to proceed through PDR and public works permitting.
- Planned project development dates include:
 - August 31st, 2017 - Site mobilization
 - safety fence erected and site entrances on south and east installed
 - September 12th, 2017 – Construction start
 - Exterior partial demo, soil prep, and construction
 - July 31st, 2018 – Construction completion

What can the neighborhood expect during the construction period and is there a contact if there are concerns?

- The site will be an active construction site between September 2017 and July 2018 with frequent truck, equipment and personnel activity occurring during this time period. No pile driving is planned for the site. Work times will be from 7:00am – 5pm, Monday – Friday
- During construction, Bruce Schreiber, the general contractor, can be contacted at 952-444-2065

What grade levels and how many students will attend the school?

- At full enrollment HCHS will support 788, 9th – 12th grade, scholars. Beginning in the 2018-19 school year, 475 scholars will be enrolled and the school will grow each year until it reaches capacity in the 2025-26 school year.

What will be the school schedule and hours of operation?

- School Year: August 17th – June 13th
- Arrival: Breakfast starts at 7:30am and classes begin at 8:15am
- Dismissal: Classes end at 3:45pm and office hours close at 4:15pm
- After-school Activities: Clubs typically end at 5:00pm and athletic practices end at 6:00pm
- Roughly 6-8 evening athletic/events occur each month and typically end by 9:00pm
- Field lights are required to be turned off by 10:00pm



What are the transportation and traffic management plans of the school?

- All Hiawatha schools are closed campuses - once on campus, students cannot leave unless excused. All Hiawatha scholars wear uniforms every day.
- HCHS scholars use public bus transportation similar to MPS schools, are provided free bus passes, and will likely use the bus stops along 36th Ave. S. and Lake St. No yellow buses are planned other than a bus to support scholars with special education needs.
- The site meets all Public Works traffic and parking requirements and includes 112 parking spaces, 121 bicycle racks, and a drop off curb cut that will not interfere with the right of way. A cross-walk at 28th and 36th is being currently being requested by the school.
- Deans of Students are actively present at arrival/dismissal and the HCHS Director of Operations serves as a dedicated neighborhood point of contact at the campus.
- HCHS is open to exploring additional options that could support traffic flow, including one-way traffic flows, coordination of event parking with Anne Sullivan, etc.

How will the Midtown Greenway be affected by the redevelopment?

- The access ramp to 34th Ave. will not be impacted during development and significant shrub/tree landscaping is planned along the field, 34th Ave. bike ramp, ravine, and parking area. All rooftop units will be thoroughly screened in all directions to support site lines.
- A large oak tree on the north of the property will be lost to accommodate parking. However, in response to community input, Hiawatha has revised its site plans to preserve additional trees on the south of the property

What water management strategies are planned and what will happen to the well on the site?

- The field and planned landscaping will reduce site impervious surface area from 65% to 51%.
- A subsurface storm water retention pond is planned for the site and Hiawatha is currently exploring funding from the Mississippi Watershed Management Organization to utilize the pond for sustainable irrigation of the soccer field
- An inactive well is present on the site and has not been appropriately maintained or sealed. Appropriate investigation of the well, usage capability, and water quality cannot occur until site demo/clearing has occurred. An assessment will likely be available in October/November. Hiawatha is considering reuse strategies as well as plans to cap the well and is open to community engagement and input during the decision making process.

What environmental management strategies are planned for the site?

- A Phase I environmental assessment has been conducted on the site, including five groundwater samples and twenty-eight soil samples. While surface level historical impacts have been observed, no subsurface impacts were identified. Hiawatha is committed to an environmentally safe campus for our scholars and neighbors during and after construction. An additional Hazardous Materials will be complete in August and the general contractor will comply with all regulatory standards should they encounter unidentified hazardous materials during construction.

Who can I contact if I have additional questions about the project?

- Sean Elder – Chief Operating Officer
- selder@hiawathaacademies.org or 612-251-3139