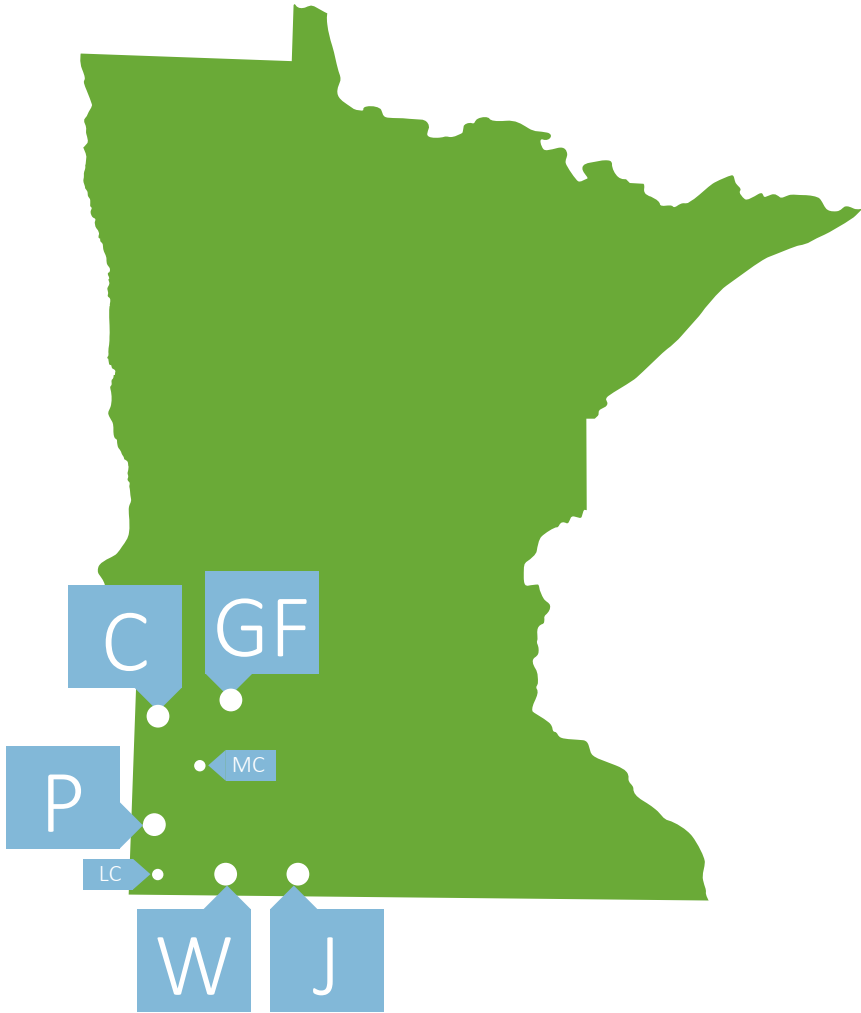


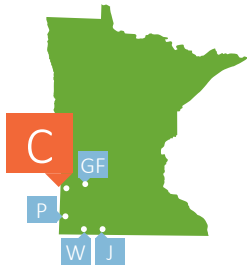
2 EXISTING SITE CONDITIONS

This section outlines the existing site conditions across all five MWCTC campuses, as well as the location of leased and off-campus facilities. It illustrates the campus, the campus surroundings and their relationship to neighbors. Zoning and lease information are also included.

The key map below highlights the relationship of the five campus locations and leased facilities.



DISTANCE (MILES) BETWEEN MWCTC CAMPUSES						<i>Luverne Educational Center for Health Careers (Leased)</i>	<i>Merit Center (Leased)</i>
	Canby	Granite Falls	Jackson	Pipestone	Worthington		
Canby	—	44	121	51	94	77	30
Granite Falls	44	—	105	75	93	100	30
Jackson	121	105	—	87	36	64	92
Pipestone	51	75	87	—	58	27	47
Worthington	94	93	36	58	—	32	65
<i>Luverne Educational Center for Health Careers (Leased)</i>	77	100	64	27	32	—	71
<i>Merit Center (Leased)</i>	30	30	92	47	65	71	—



2.1 LAND MANAGEMENT

CANBY CAMPUS

1011 1ST ST W, CANBY, MN 56220

CAMPUS CONTEXT

The MWCTC Canby campus is located on the northwest edge of the city. It's nine miles from the South Dakota border and roughly 30 miles north of Marshall. The campus itself is surrounded by agricultural, residential, and light industrial uses.

The campus is currently served by full city utilities.



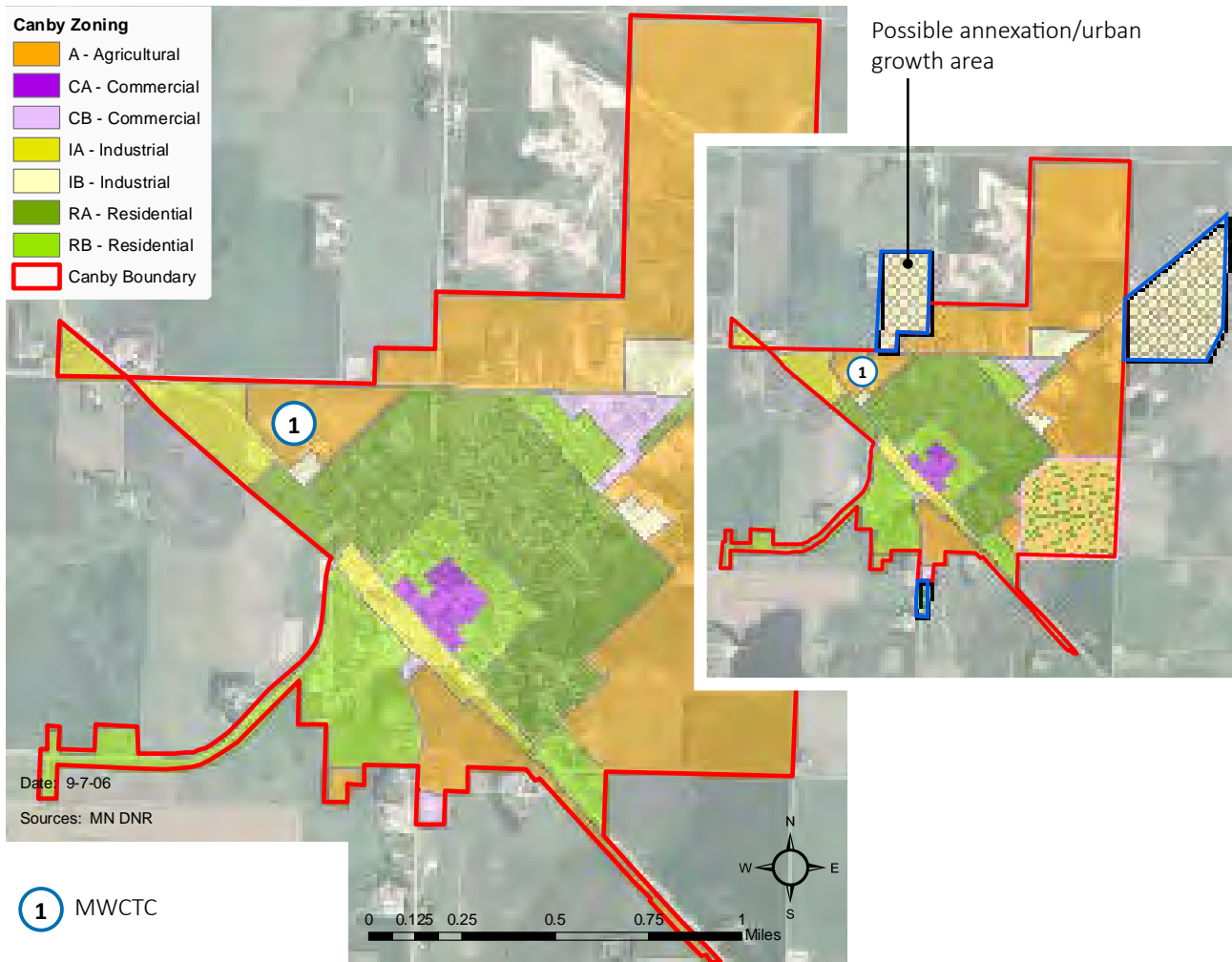
- 1 MWCTC
- 2a Canby High School Ballfields
- 2b Canby High School
- 3 Commercial Historic District/Downtown
- 4 Commercial/Industrial

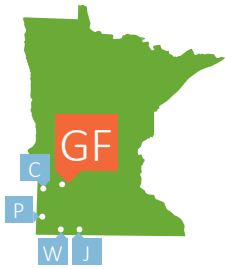


LOCAL ZONING

The City of Canby Planning and Zoning Commission is the local regulatory land use agency.

Potential zoning changes, based on information in the city's draft comprehensive plan, include annexation of agricultural land for urban expansion. One of these areas is located near the campus.





GRANITE FALLS CAMPUS

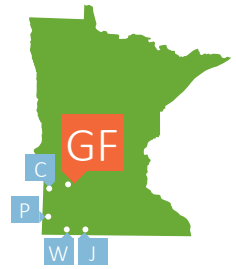
1593 11TH AVE, GRANITE FALLS, MN 56241

CAMPUS CONTEXT

The MWCTC Granite Falls campus is located along US Highway 12 on the southwest edge of the city. Single family residential is located to the north and the downtown area is to the east. A floodplain has limited development south of Highway 212.

The campus is served by full city utilities.

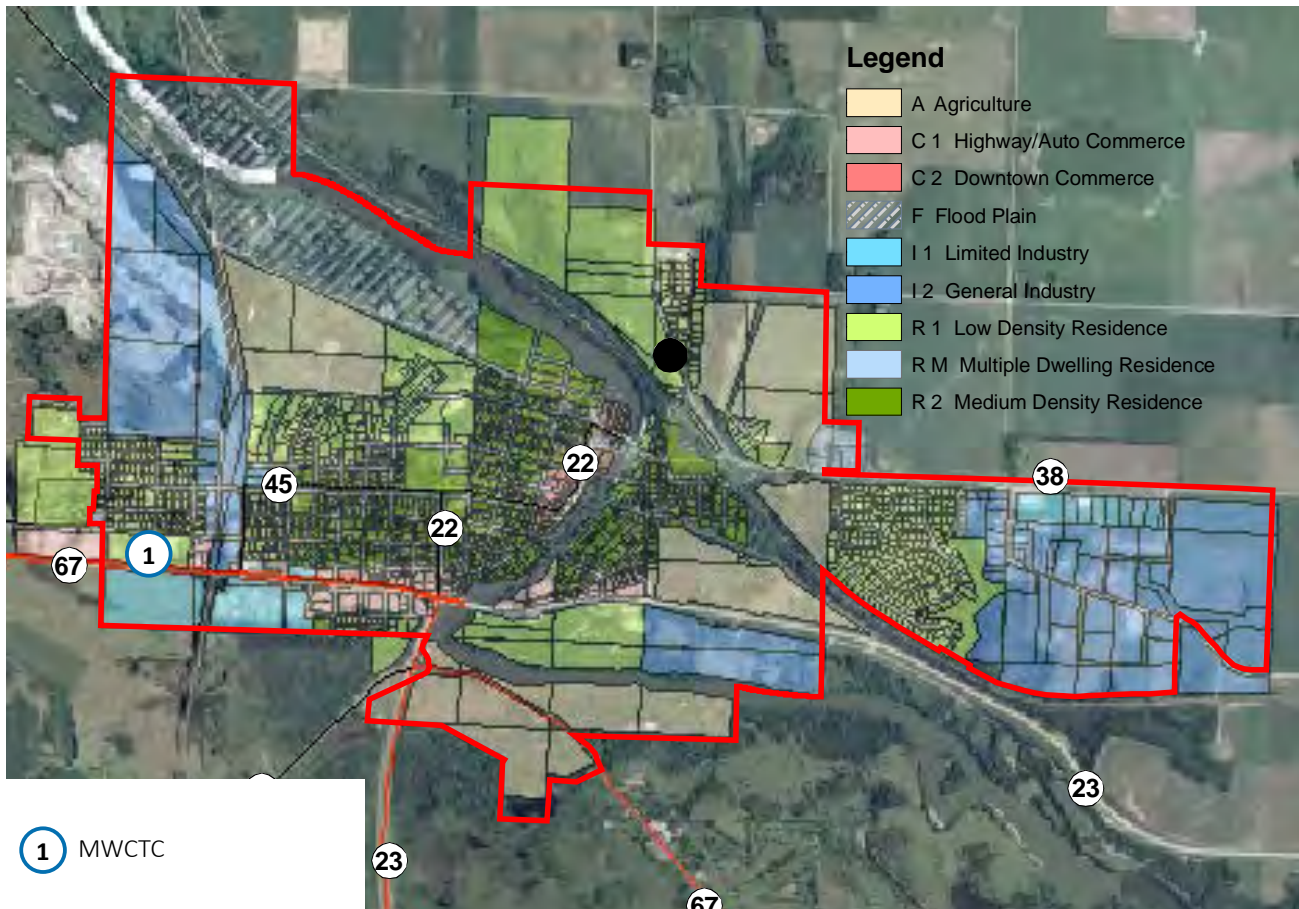


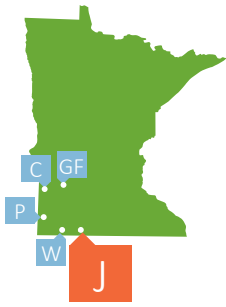


LOCAL ZONING

The City of Granite Falls Planning Commission is the local regulatory land use agency.

The land use zones surrounding the campus include Limited Industry (L1) to the south and Highway/Auto Commerce (C1) to the east and west. A floodplain is located south of the Limited Industry zone.





JACKSON CAMPUS

401 WEST ST, JACKSON, MN 56143

CAMPUS CONTEXT

The MWCTC Jackson campus is located south of US-190, west of downtown Jackson. The campus is on a rise, and not visible until cresting the hill from approaches on the north and east.

A field located along the Des Moines River is used as a training site for MWCTC's Powerline program.

The main campus is served by city utilities.

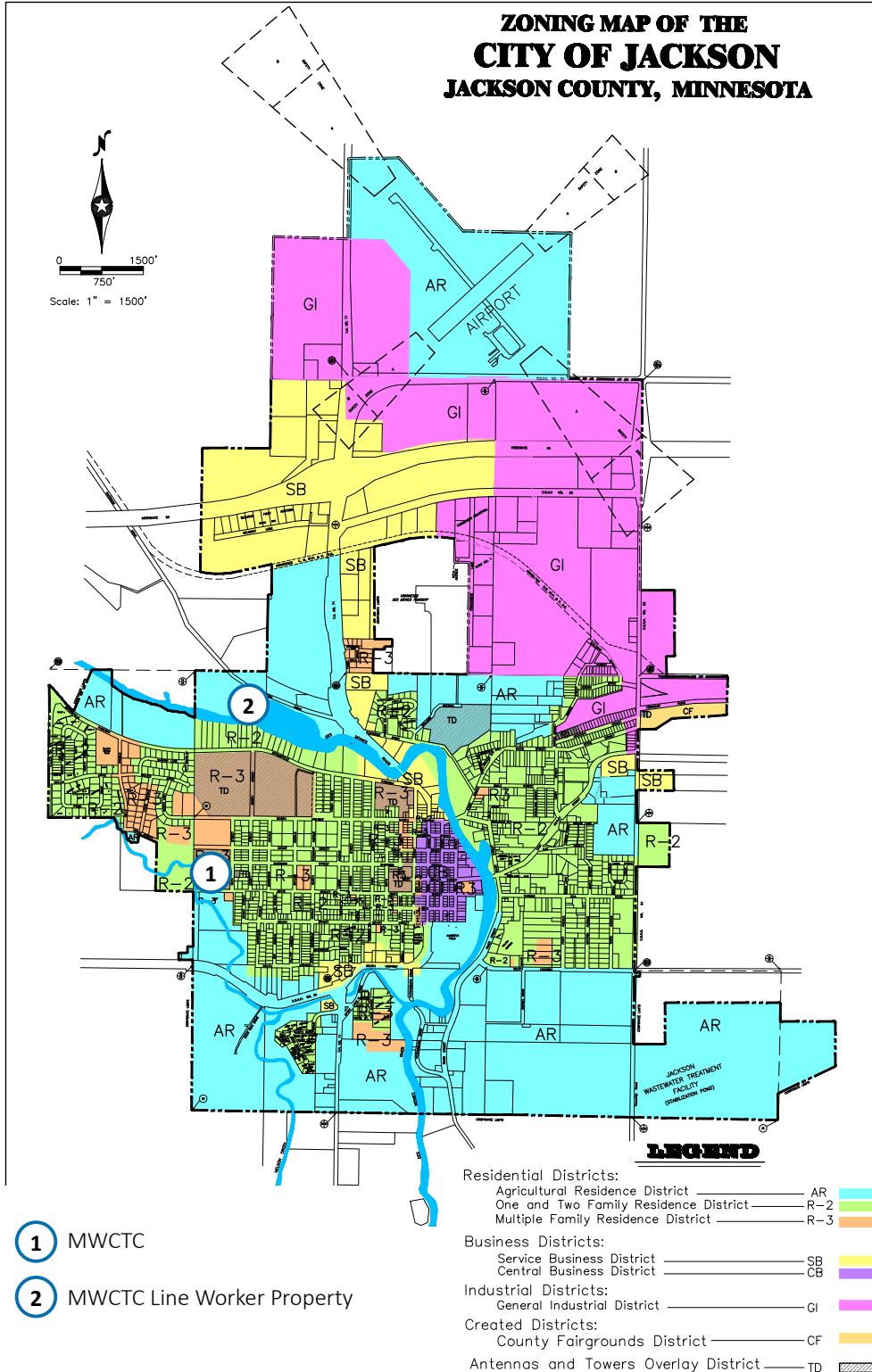
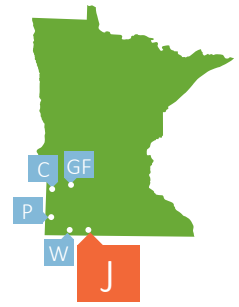
LOCAL ZONING

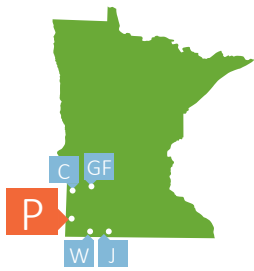
The City of Jackson Planning and Zoning is the local regulatory land use agency.

The land use zones surrounding the campus includes three types of residential districts: Agricultural Residence District to the south, Multiple Family Residence District to the north, and One and Two Family Residence District to the east and west.

The powerline field along the Des Moines River is in an Agricultural Residence District.







PIPESTONE CAMPUS

1314 NORTH HIAWATHA, PIPESTONE, MN
56164

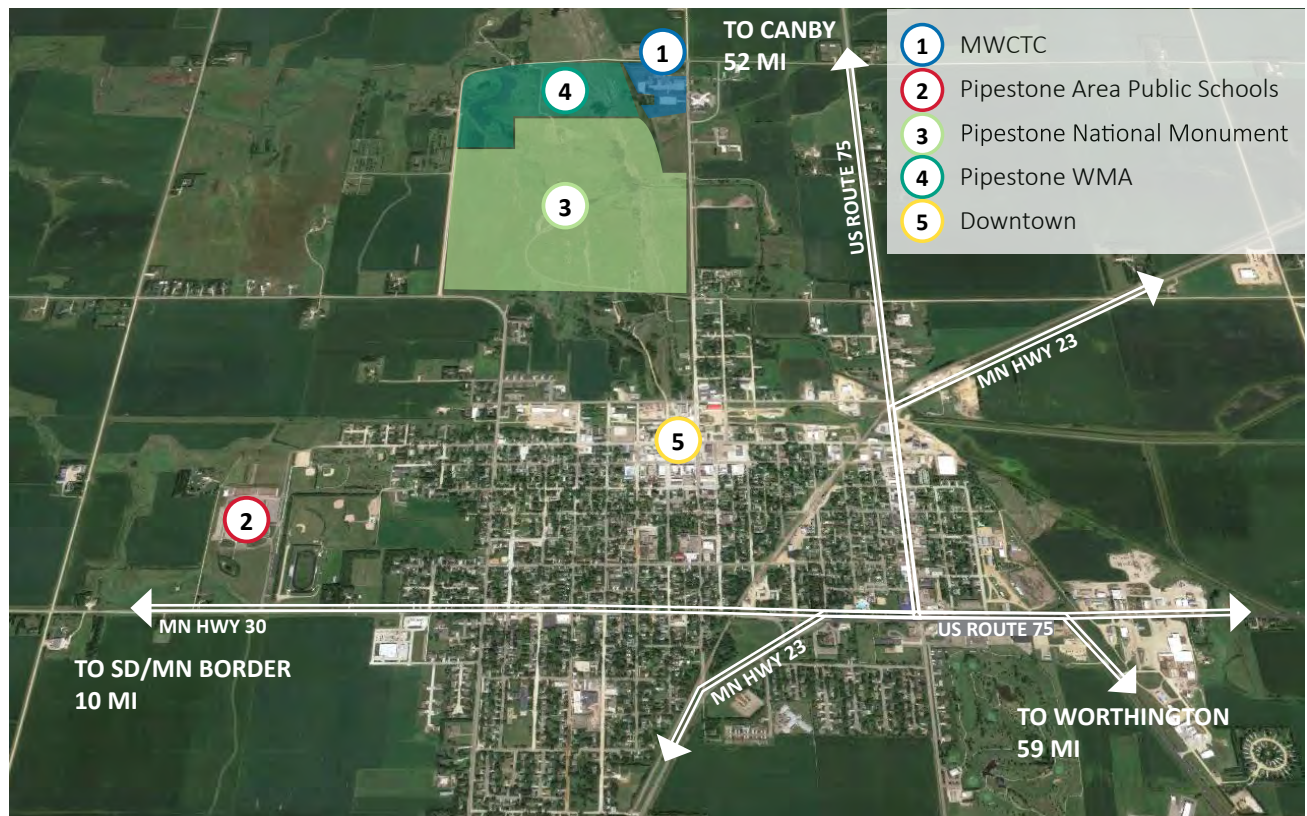
CAMPUS CONTEXT

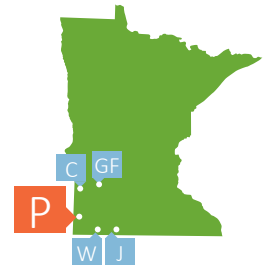
The MWCTC Pipestone campus is located adjacent to the Pipestone Wildlife Management Area and the Pipestone National Monument — all north of the city's downtown area. Once the site of an historic Indian school, the campus site is surrounded by agricultural fields, reserved lands, limited single-family residences and an assisted-living facility.

The campus is served by full city utilities.

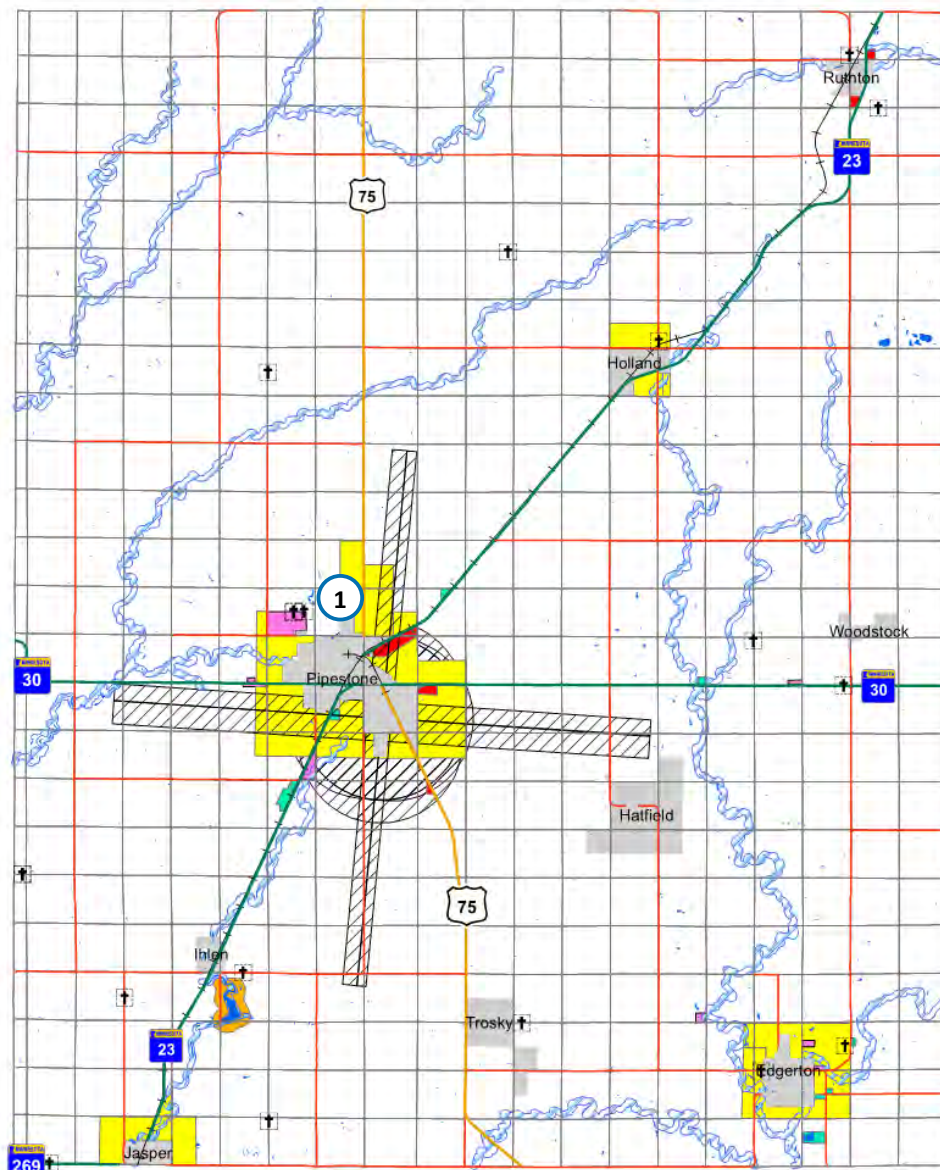
LOCAL ZONING

The City of Pipestone Planning Commission is the local regulatory land use agency. Located at the northern edge of the city limits, land uses surrounding the campus include multi-family residential (Good Samaritan is currently southeast of the campus), agriculture, urban expansion and preserved lands for wildlife management (Pipestone WMA) and the Pipestone National Monument.



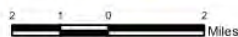


Pipestone County Zoning Districts

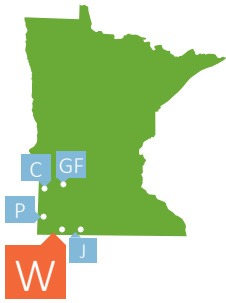


Legend

- | | | |
|--------------------|---------------------------|---------------------|
| Church & Cemetery | Zoning Districts | Roads |
| Sections | Ag | US Highway |
| Lakes & Wetlands | Highway Commercial | State Highway |
| City Limits | Industrial | County Road - Paved |
| Special Protection | Natural Enviro. Shoreland | Railroad |
| Airport Zone | Rural Residential | |
| | Urban Expansion | |



Note: This map represents Zoning Districts as of September 15, 2015. Contact the Pipestone County Zoning Office for current official boundaries.



WORTHINGTON CAMPUS
1450 COLLEGE WAY
WORTHINGTON, MN 56187

CAMPUS CONTEXT

The MWCTC Worthington campus is located south of US-190 and MN HWY 35, northwest of Okabena Lake. The Center for Career Education, a former fire hall purchased by MWCTC and remodeled in 2013, is located in downtown Worthington.

The campus and Center for Career Education are served by full city utilities.

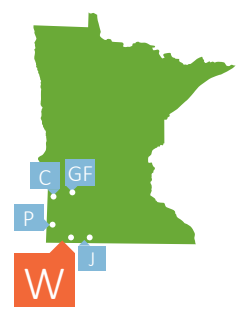
LOCAL ZONING

The City of Worthington Planning and Building Department is the local regulatory land use agency.

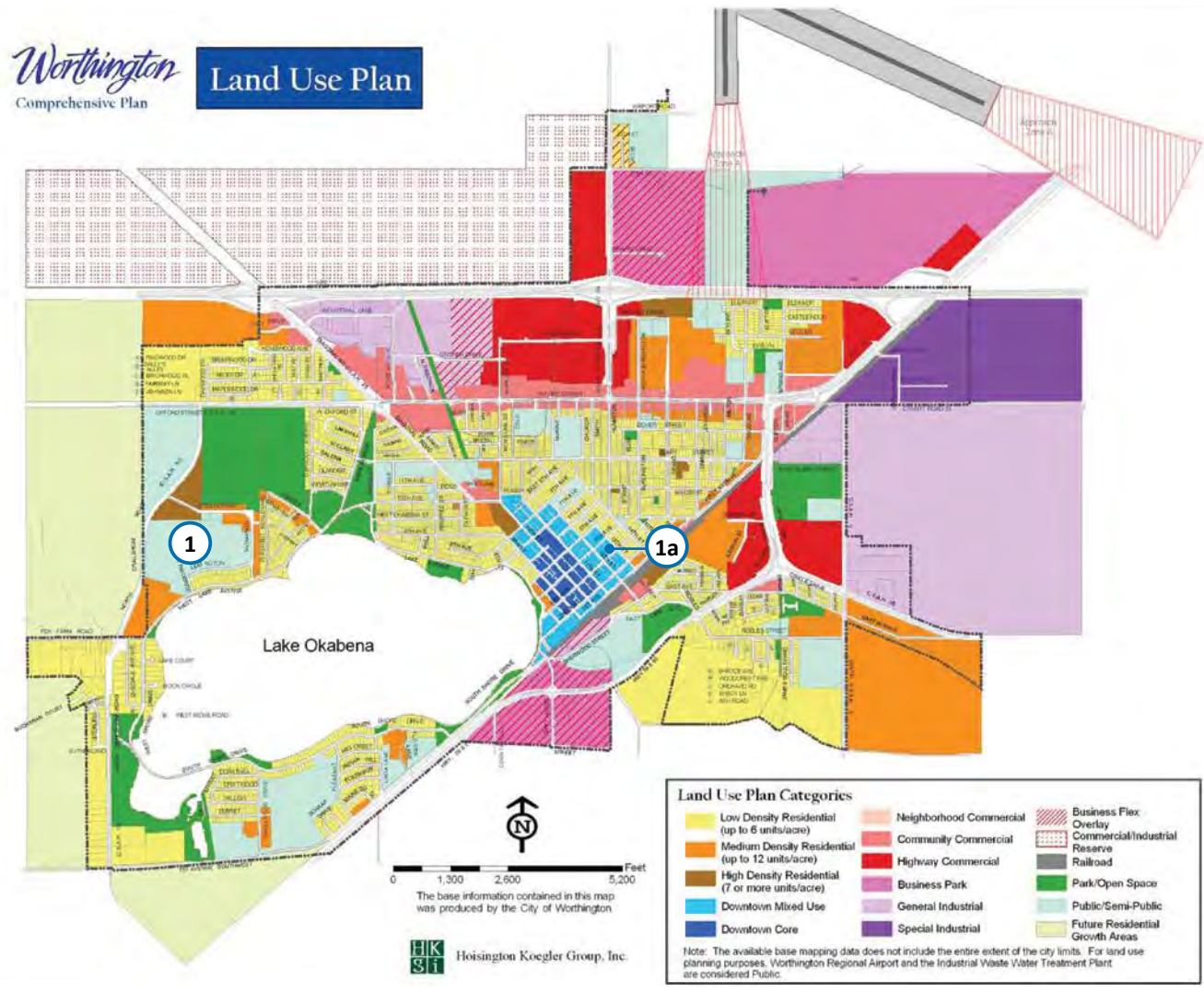
The land use zones surrounding the main campus include medium- (up to 12 units/acre) and high-density (7 or more units/acre) residential to the north and south, and future residential growth areas to the west. Low density residential is located to the south of campus bordering Lake Okabena. The Center for Career Education, in the downtown area, is surrounded by Downtown Mixed Use and Low Density Residential land uses.

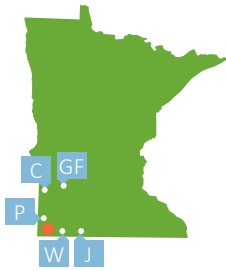


- 1 MWCTC
- 1a MWCTC Center for Career Education
- 2 Worthington High School
- 3 YMCA
- 4 Downtown



- 1 MWCTC
- 1a MWCTC Center for Career Education





LUVERNE EDUCATIONAL CENTER FOR HEALTH CAREERS
311 N SPRING STREET
LUVERNE, MN 56156

LEASE CONDITIONS

MWCTC is leasing 12,998 square feet from the City of Luverne. The space is located in a former hospital in downtown Luverne. The current lease agreement runs through May of 2021.

CONTEXT

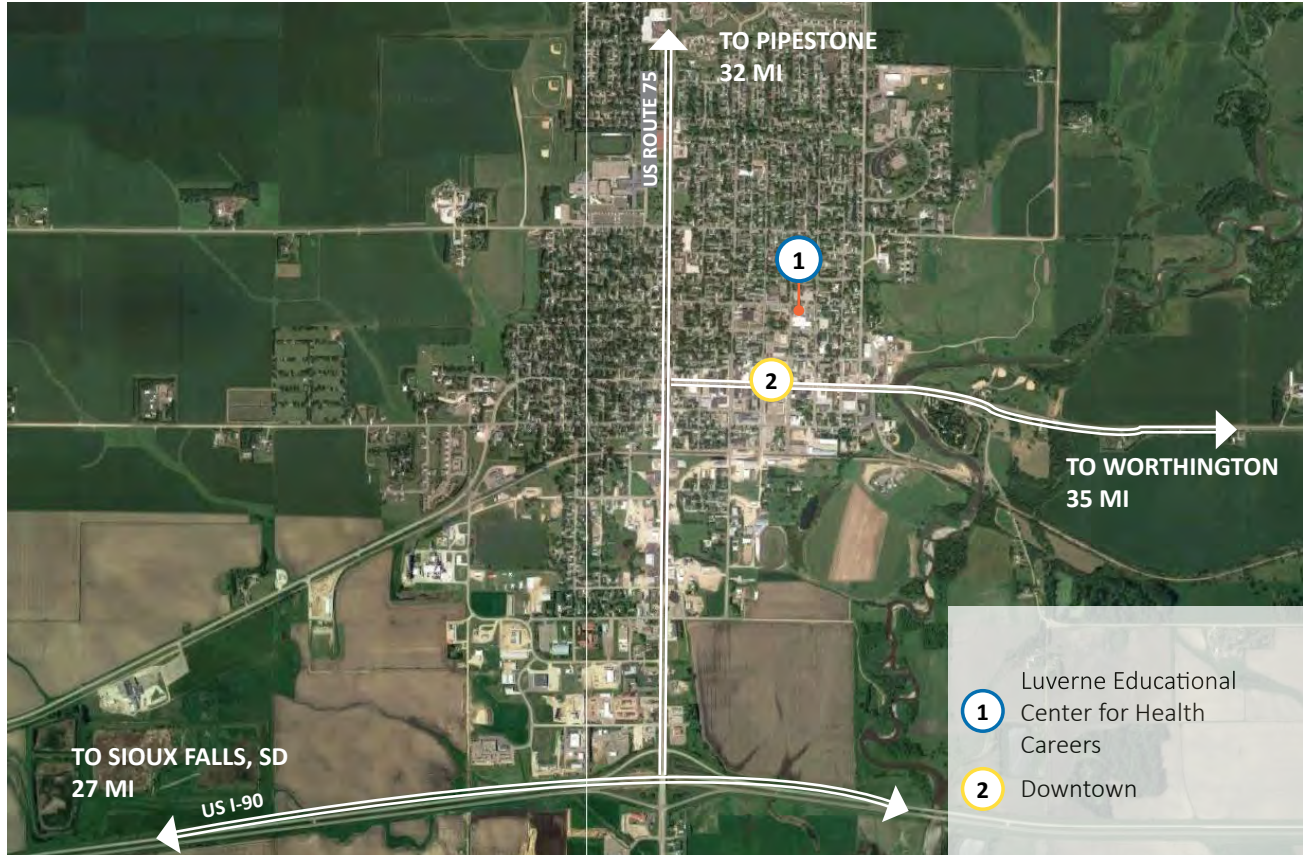
The Luverne Educational Center for Health Careers is located just north of the downtown area and nearly equidistant from Worthington, Pipestone and Sioux Falls, South Dakota.

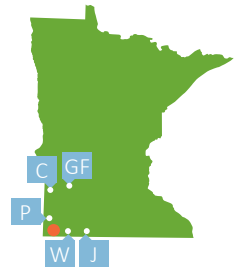
The center is served by full city utilities.

LOCAL ZONING

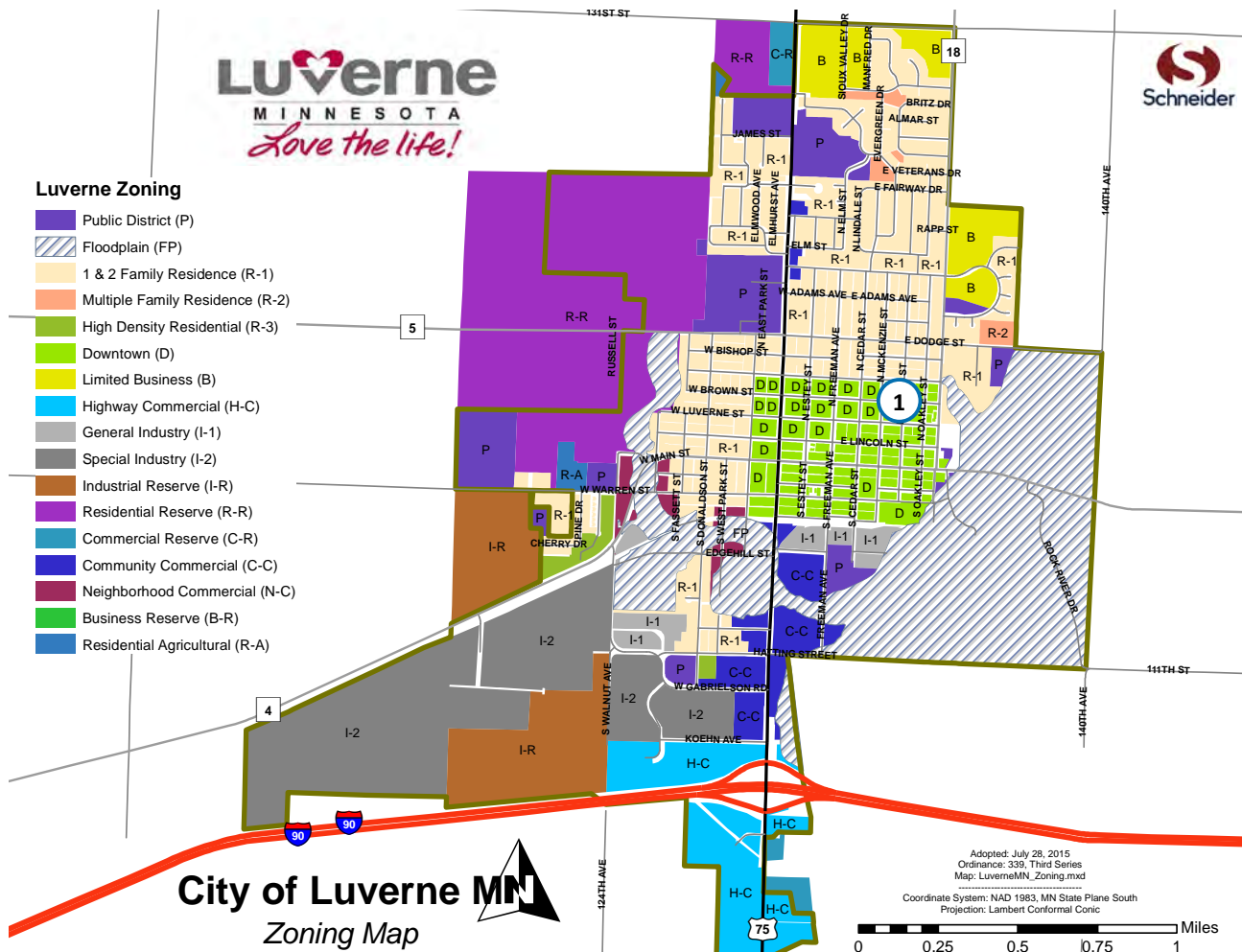
The City of Luverne Planning and Zoning Commission is the local regulatory land use agency.

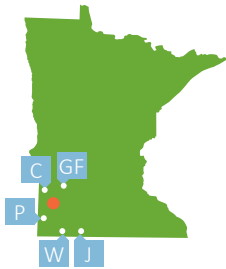
The Luverne center is located on the northern edge of the Downtown planning zone. A floodplain is located to the east and one/two family residences are located to the north.





1 Luverne Educational Center for Health Careers





MERIT CENTER

**1001 WEST ERIE ROAD
PO BOX 359
MARSHALL, MN 56258**

LEASE CONDITIONS

MWCTC is leasing 1,350 square feet from the MERIT (Minnesota Emergency Response & Industry Training) Center in Marshall. The space is located on the MERIT training campus within their training facility. The current lease agreement runs through June of 2019.

CONTEXT

The MERIT Center is located on the northern edge of Marshall. The center is near commercial/industrial areas and surrounded to the north and west by agricultural land uses.

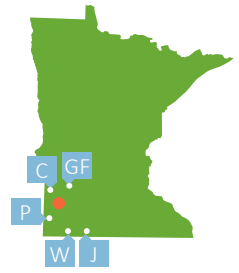
The Center is served by full city utilities.

LOCAL ZONING

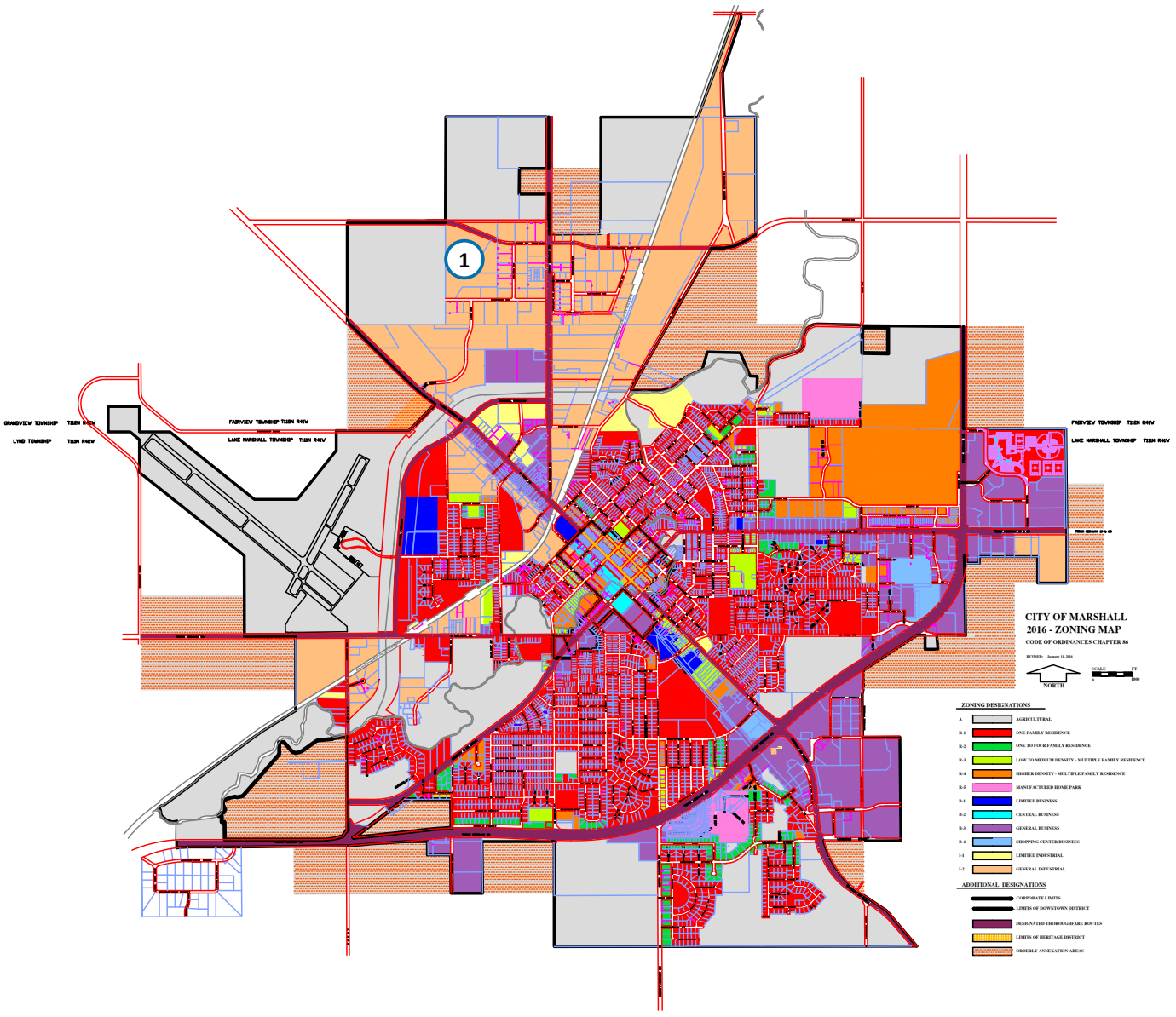
The City of Marshall Planning and Zoning department is the local regulatory land use agency.

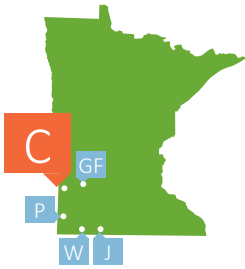
The Merit Center is located on the northern edge of the city in a General Industrial planning zone. General Industrial area is located to the east and south; Agricultural area is located to the north and west.





1 Merit Center



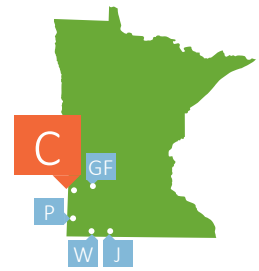


2.2 LANDSCAPE/CIVIL

CANBY CAMPUS: LANDSCAPE/CIVIL/SITE FEATURES

-  Buildings
-  Property Boundary
-  Prevailing NW Winter Winds
-  Prevailing SE Summer Winds
-  /  Winter Sunrise / Winter Sunset
-  /  Summer Sunrise / Summer Sunset



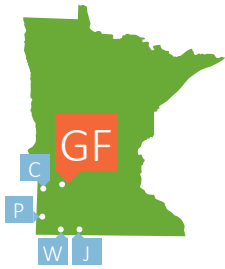


The Canby campus is located west of the downtown area. The campus is relatively open with some landscape delineation at its boundaries.







- 1 Much of the campus perimeter is defined by a mixed groupings of trees and shrubs that screen the campus from adjacent roadways and from the residential area to the southeast. When approaching campus from the southeast, some of the trees and shrubs obscure building and site signage.
- 2 A planting of mature trees at the interior of the campus delineates the campus buildings from the nearby Carr Residence Hall.
- 3 Geothermal well fields: Two geothermal well fields are located on campus, one northeast of the technical buildings and another southeast of England Hall.
- 4 Outdoor gathering space: A landscaped, outdoor gathering space is located adjacent to the building entry that leads into the student commons and cafeteria. The outdoor space is used by students and campus visitors.
- 5 City and high school athletic fields: A number of athletic fields are located just outside the campus boundary. The fields are maintained by the high school and city.
- 6 Main entry: The main building on campus, Englund Hall, has numerous entries. The entry that is considered the main entry — that which leads to the student services area and welcome desk — is located at the northwest corner of the building. However, a number of factors confuse new students and visitors. A flagpole is located at the southeast entry (the business office entry), in addition to more parking availability at that location; many enter there and then need direction to the opposite end of the building to find the appropriate services. The entry to student commons is also confusing. There is parking and an outdoor gathering space directly near that entry and it seems that most people access Englund via the student commons.

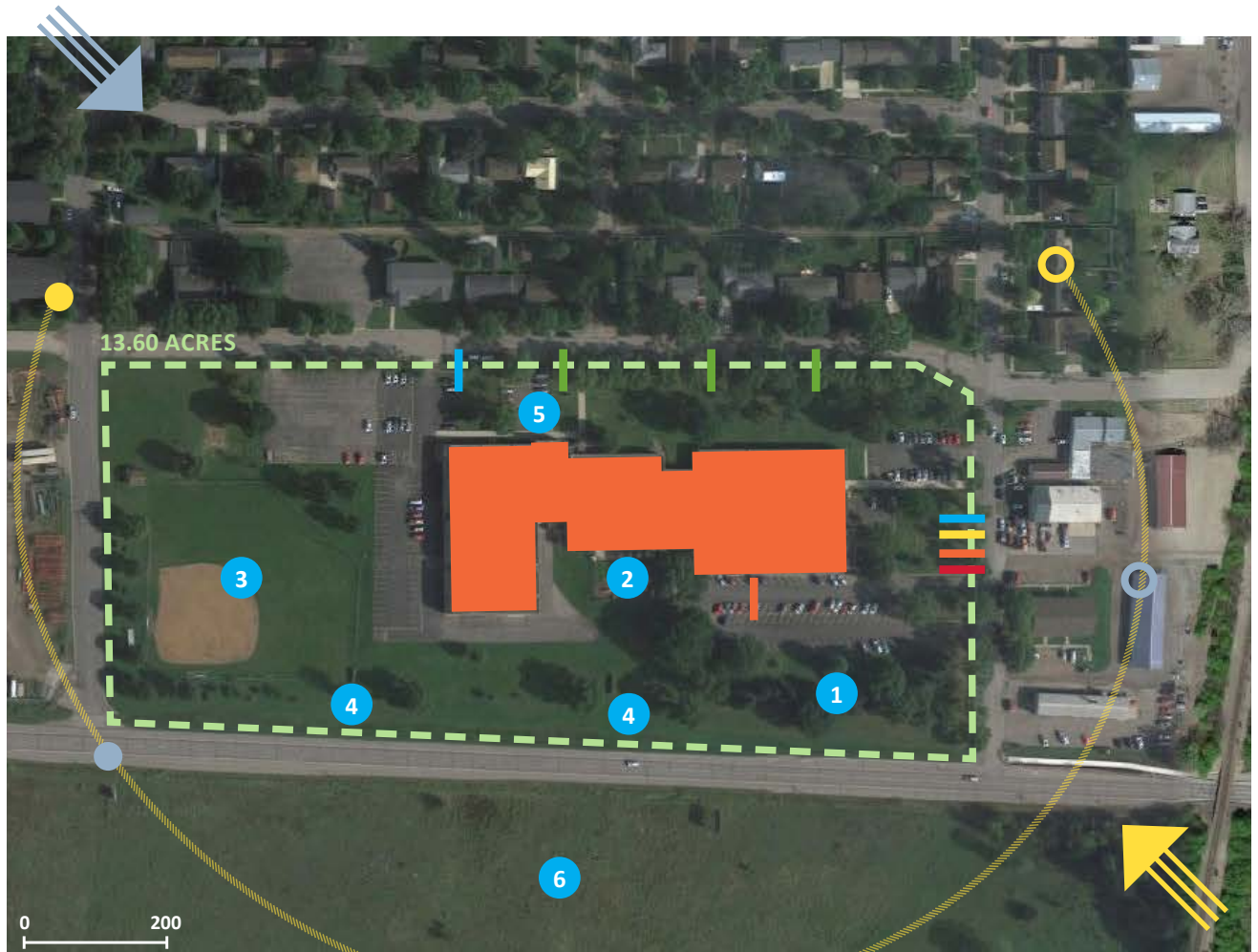
The main entry drive is difficult to identify when approaching the campus. Although the campus monument sign is located closer to the northwest entry drive, the landscaping, larger parking area, flagpole and presence of the wind turbine climbing section indicate that the main entry drive is actually to the southeast.
- 7 Paved areas: Two buildings have been removed since the last master plan was completed in 2011. Portions of the building pads remain. Other areas have been planted. A large paved area used for diesel program equipment is located north of the campus buildings.

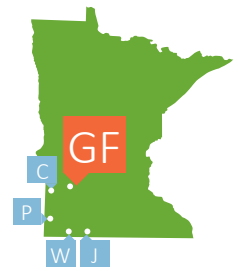
Note: All underground storage tanks have been removed



GRANITE FALLS CAMPUS: LANDSCAPE/CIVIL/SITE FEATURES






-  Buildings
-  Property Boundary
-  Prevailing NW Winter Winds
-  Prevailing SE Summer Winds
-  Winter Sunrise / Winter Sunset
-  Summer Sunrise / Summer Sunset



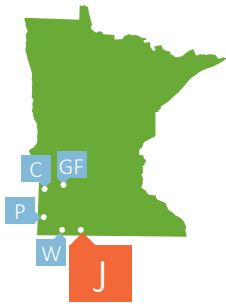


The Granite Falls campus is located west of the downtown area. The site is open although trees planted along its perimeter obscure it slightly from the adjacent residential neighborhood to the north and highway to the south.

- 1** Landscape buffer: Deciduous and evergreen trees are planted, to varying densities, along the edges of the campus site. The densest planting occurs at the southeast corner of the site, visually shielding the parking lot from the highway to the south.
- 2** Gathering space: An outdoor terrace is located on the south side of the building. The terrace can be accessed from the building's cafeteria/commons.
- 3** Athletic field: A ball field, bleacher stand and toilets are located on the west edge of the campus. The field is owned by MWCTC but used and maintained by the city recreation department.
- 4** Site signage: The primary vehicular approach to campus is from the highway to the south. Two monument signs are located along this edge, one for the city and one for MWCTC. The impression from this signage is that the building and immediate grounds constitute the MWCTC campus; the ballfield and open space belong to the city. The campus boundaries are unclear.
- 5** Main entry: The main entry is located on the north side of the building and not readily apparent when approaching the campus from the south, as most people do. The site signage doesn't adequately direct new students and visitors to the main entry.
- 6** Floodplain: A floodplain has limited development to the south of the campus.
- 8** Utilities: Water, gas, electrical and telephone connections enter the east side of campus. Water and sewer enters the north edge of campus. Fiberoptic cable enters the building on the south.

	Cable/Telephone
	Water
	Gas
	Electric
	Sewer

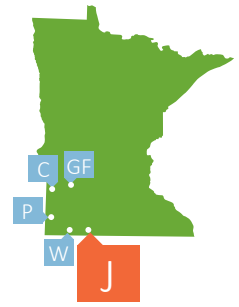
Note: All underground storage tanks have been removed



JACKSON CAMPUS: LANDSCAPE/CIVIL/SITE FEATURES

- Buildings
- - - Property Boundary
- ← Prevailing NW Winter Winds
- ← Prevailing SE Summer Winds
- / ● Winter Sunrise / Winter Sunset
- / ● Summer Sunrise / Summer Sunset



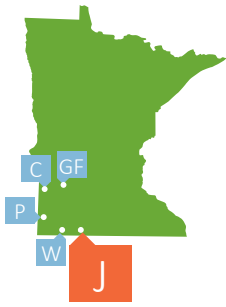


The Jackson campus is located on the top of a rise; the building is not apparent, particularly when approaching from the east, until you reach the campus perimeter. The campus itself is very open.

- 1 Landscape buffers: Trees are located at the perimeter of the campus, along the eastern edge adjacent to the single-family residential area, and along the north edge adjacent to the assisted-living facility. A dense buffer of trees and shrubs is located to the southwest of the campus, adjacent to the non-motorized city trail.
- 2 Non-motorized trail: Nelson Creek Trail is a non-motorized trail running north-south on the western edge of the campus. It is shielded from the campus building by a dense stand of trees and shrubs.
- 3 Gathering space: An outdoor gathering space (patio with furniture) is located on the north side of the building.
- 4 Powerline installations: Two powerline installations are located in the open space on the western edge of the campus.
- 5 Sidewalks: Campus sidewalks are in good condition. Only one section of sidewalk is at the perimeter of the campus. It borders the on-street parking on the east side of campus.
- 6 Paved areas: Significant paved areas are located on the west edge of campus. The areas accommodate the large vehicle equipment needs of various programs.
- 7 Topography: The campus is located at the crest of a hill and so views of the campus are limited until reaching the top of the slope. Most visitors arrive from the east via Sherman Street.
- 8 Utilities: Utilities are access on the east edge of the campus. An additional sewer connection is located on the north side of campus.

- Cable/Telephone
- Water
- Gas
- Electric
- Sewer

Note: All underground storage tanks have been removed

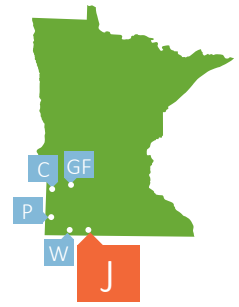


JACKSON CAMPUS: LANDSCAPE/CIVIL/SITE FEATURES

- Buildings
- Property Boundary
- Prevailing NW Winter Winds
- Prevailing SE Summer Winds
- Winter Sunrise / Winter Sunset
- Summer Sunrise / Summer Sunset

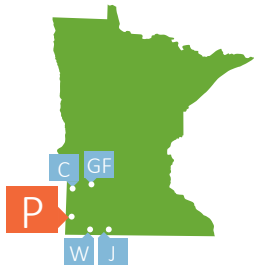
LINE WORKER PROPERTY





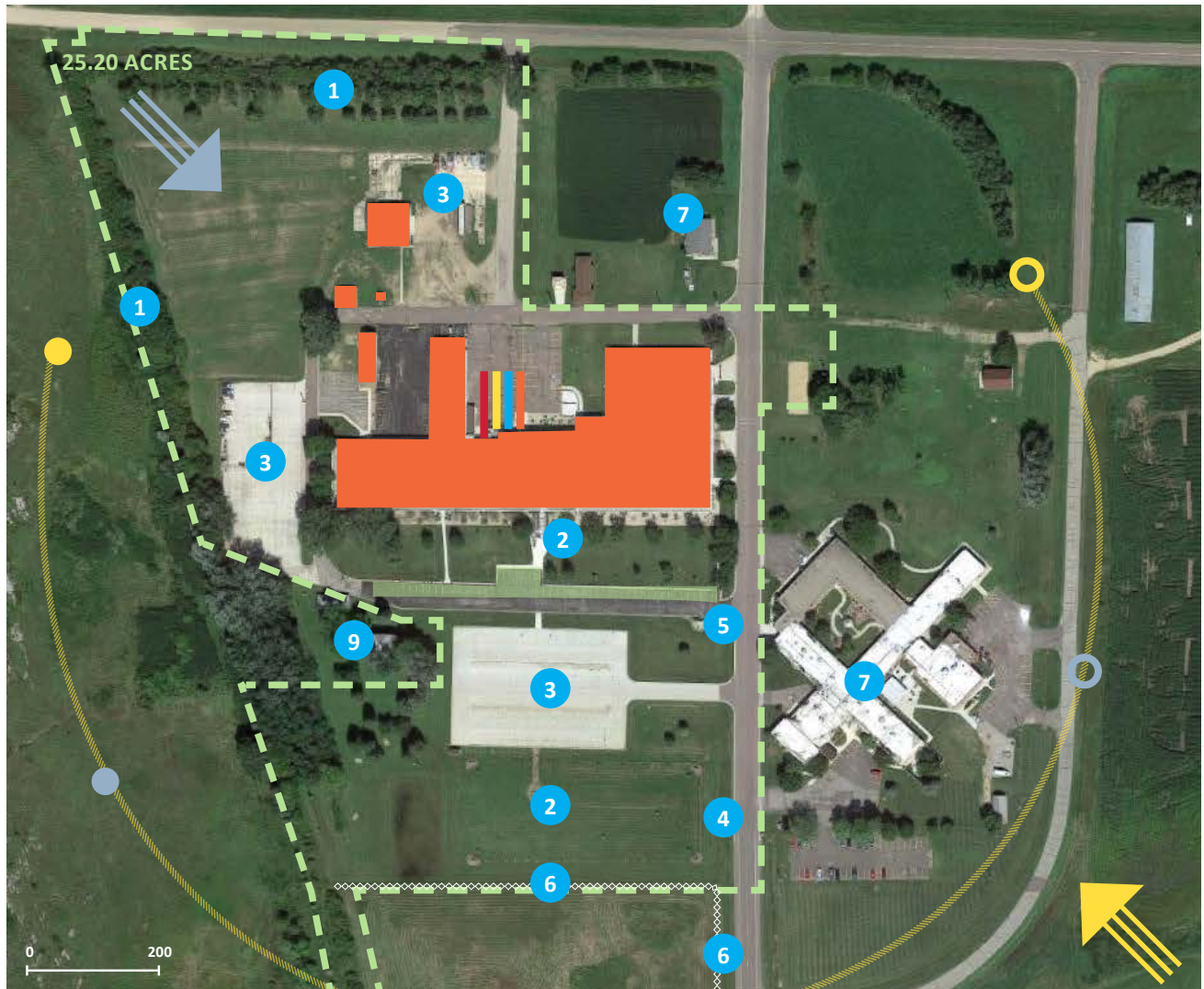
The Line Worker Property in Jackson is located approximately two miles from the main campus. The property is situated north of the Des Moines River and includes open space with a powerline field in support of MWCTC's Powerline program.

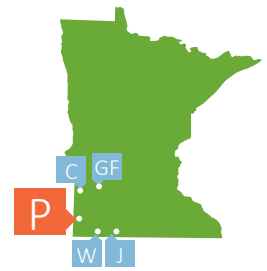
- 1 Open space: The open space contains a powerline field and storage/support buildings. The space is bordered by a gravel road to the north and the Des Moines River to the south.
- 2 Vegetation: A wooded area of mixed trees and shrubs runs along the southern edge of the property, bordering the river. This area is unused due to changes in river elevation throughout the year.
A row of trees is planted along the northern edge, adjacent to the road.
- 3 An easement on the property accommodates a pumping station used by a nearby golf course.



PIPESTONE CAMPUS: LANDSCAPE/CIVIL/SITE FEATURES

- Buildings
- Property Boundary
- Prevailing NW Winter Winds
- Prevailing SE Summer Winds
- Winter Sunrise / Winter Sunset
- Summer Sunrise / Summer Sunset



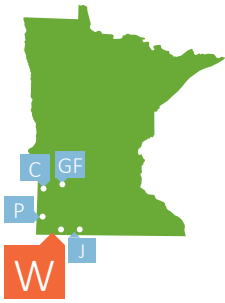


The Pipestone campus is located north of the city and adjacent to Pipestone National Monument and Pipestone Wildlife Management Area. The site is open with views to the surrounding agricultural fields, open fields, and nearby housing.

- 1 Landscape buffer: A mixed planting of trees and shrubs is located along the west and northwest edge of the campus. The planting along the western edge creates a buffer to the adjacent Pipestone Indian State Wildlife Management Area and Pipestone National Monument. The planting along the northern edge creates a buffer to the adjacent agricultural fields.
- 2 Gathering/recreation space: A recreation space is located south of the campus building and parking.
- 3 Paved areas: Paved storage and parking areas ring the main campus building. Paved vehicle and equipment storage areas are located west and north of the main building. Student and visitor parking is to the south of the main building.
- 4 Brick piers: A pair of brick piers are located on either side of the road leading to the campus and assisted-living facility. It's unclear what they are marking and, in combination with the signage directing visitors to the nearby national monument, are confusing to new students and visitors.
- 5 Campus monument sign: A campus monument sign is located at the main entry drive and parking area.
- 6 Fenceline: A fenceline is located at the southern edge of the campus site. It encloses the open field to the south of the outdoor recreation area.
- 7 Adjacent housing: A single-family home is located northeast of the main campus building. An assisted-living facility, Good Samaritan Society, is located west of the campus.
- 8 Pipestone Indian School Superintendent's residence: The Pipestone Indian School Superintendent's residence, built in 1907, is on the National Historic Register. The building is what remains of a farm campus that had over 60 buildings for more than 400 students. The school was closed in 1953. When Southwestern Vocational Technical Institute opened in 1976, most of the Indian school buildings were demolished. The superintendent's house has remained.
The house is in disrepair and although not owned by MWCTC (a local historical society owns the building), its prominent presence on campus creates a negative impression for new students and visitors.
- 9 Main entry: The main building entry and entry drive are clear. However, the signage a mile away from campus is confusing. National Park Service signs are located along the approach to the monument, and because the campus and monument are adjacent to each other, it appears as if the campus is actually part of the national monument. A visitors approach to the campus is the same as their approach to the monument, with the exception of one turn.
- 10 Utilities: Utilities enter on the north side of the building.

- Cable/Telephone
- Water
- Gas
- Electric

Note: All underground storage tanks have been removed



WORTHINGTON CAMPUS: LANDSCAPE/CIVIL/SITE FEATURES

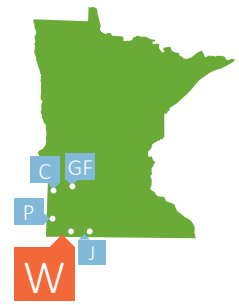
- Buildings
- - - Property Boundary
- ←←← Prevailing NW Winter Winds
- ←←← Prevailing SE Summer Winds
- / ● Winter Sunrise / Winter Sunset
- / ● Summer Sunrise / Summer Sunset



CENTER FOR CAREER EDUCATION

MAIN CAMPUS

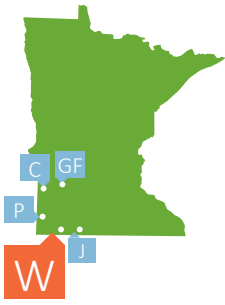









The Worthington campus is open with views to the surrounding residential neighborhood (single and multi-family housing). Campus buildings are located at the interior of the site and surrounded by open lawn, recreation areas and parking. A stand of mixed trees and shrubs is located on the west edge of the campus. Lake Okabena is to the south of the campus and agricultural fields are to the west.

- 1 Landscape buffer: Trees are planted in various locations across the campus which create buffers between campus buildings and the surrounding area.
 - 1a A line of trees is planted on the northern edge between the YMCA parking lot and the adjacent housing.
 - 1b Trees in formal plantings, and at various stages of growth, ring the campus buildings on the east, south and west. The groupings obscure the buildings from the surrounding area.
 - 1c Large groupings of mixed trees and shrubs are clustered on the northwest corner of the campus. New student housing is located at the center of this area; the mixed groupings will serve as a buffer between the new housing, campus buildings and YMCA to the east, and housing to the north.
- 2 Gathering/recreation space:
 - 2a A hardscape gathering space is located at the entry to theater and arts building.
 - 2b Athletic fields are located on the southwest area of the campus. They are used by the college, high school and community. Each field is fenced.
 - 2c A football field is located between the health and wellness building and student housing. It used for football practice; football games are held off campus.
 - 2d A frisbee course has been located southwest of the administration building.
 - 2e A patio is located outside of the commons area but is not used much.
- 3 Campus lawn: A large expanse of open lawn is located on the eastern edge of the campus, adjacent to single-family housing.
- 4 Campus Entries
 - 4a The main entry is located on the north side of the campus. The one-way-in/one-way-out entry leads to parking and a U-shaped drop-off centered on the administration building. There is some confusion at the main entry, however, as the YMCA's entry is located just west of the MWCTC entry. Most people approach the campus from the west and are inclined to enter the YMCA drive because it's the first turn and the college's signage is close, seeming to indicate that the first drive (the YMCA drive) is the entrance to campus.
 - 4b A secondary campus entry is located to the south. This entry was previously the main campus entry. There is limited parking in this location.
- 5 YMCA: The YMCA is leasing space from the college and has a facility (including outdoor challenge course) just north of the MWCTC Center for Health and Wellness. The YMCA and health and wellness building are linked which creates the perception the MWCTC health and wellness building is part of the YMCA facilities. It is unclear as to what is college or what is YMCA.
- 6 A stormwater pond is located south of the athletic fields.
- 7 A lightly-wooded space, which was previously a city park, is bordered by the stormwater pond and athletic fields to the north and Lake Okabena to the south.
- 8 The Center for Career Education is located in downtown Worthington and surrounded by commercial and residential areas.

Note: All underground storage tanks have been removed



WORTHINGTON CAMPUS: UTILITIES

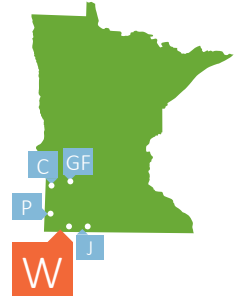
-  Cable/Telephone/Fiber Optic
-  Water
-  Gas
-  Electric
-  Sewer

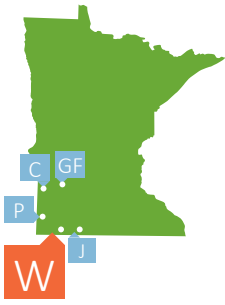
MAIN CAMPUS: Electric/Cable/Telephone/Fiber Optic









MAIN CAMPUS: Water/Gas/Sanitary Sewer





WORTHINGTON CAMPUS: UTILITIES

-  Storm Sewer
-  Catch Basin
-  Stormwater Retention Pond
-  Drainage Swale

MAIN CAMPUS: Stormwater



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