MEMORANDUM

To: Kathy Bodmer, City of Apple Valley

From: Scott McQueen, Wold Architects and Engineers

Date: August 31, 2017

Comm. No: 152266

Subject: Independent School District #196
Cedar Park Elementary School Parking Requirement/Parking Study

As the District proposes development at its existing Cedar Park Elementary School to implement improved safety and security at its entrance, the proposal includes a 6,680 square foot addition of four classrooms and a 3,200 square foot addition to place the School's main office directly adjacent to the front door to promote security and welcoming.

This project has a minor net effect on capacity that should be counted as four additional classrooms or an additional 96 student capacity.

In review of Apple Valley City ordinances, we understand there is not a specific parking requirement for a school building type. We do understand that the city staff have come up with a guideline that suggests one parking stall for every four students in building capacity plus one stall for every three staff. This guideline therefore calls for 219 parking stalls based upon the proposed changes. We have found this guideline to be unrealistic based upon current elementary school projects in adjacent municipalities within District #196.

Using Cedar Park Elementary, whose student population is 730 students, 70 staff members, and 27 classrooms, we can compare the variety of municipalities.

Municipality	Requirement/Guideline	Resulting Stall Count
Apple Valley	One Stall per 4 Students One Stall per 3 Staff	207 Stalls
Rosemount	One Stall per 20 Students One per classroom	64 Stalls
Eagan	No requirement per individual review	TBD Stalls
Lakeville	One Stall per 7 Students	105 Stalls
Burnsville	One Stall per 2 classrooms One Stall per Staff member	84 Stalls

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We have also found the Apple Valley guideline for stall requirement to be in excess of what is found at every public elementary school site in Apple Valley.

School	AV Guideline	Actual	Deficit?
Diamond Path	219	136	83
Westview	197	103	94
Cedar Park	207	85	122
Highland	189	78	111
Greenleaf	242	134	108
Southview	213	97	116

We understand that schools often are unique facilities that require individual review and as such are often "conditional use." We also acknowledge there are a handful of events each year in which an elementary school can never have enough parking, such as:

- Open House/Conferences
- Grandparents Day
- Large Celebrations

As for daily use of an elementary school and the parking needs, there is a daily pattern, which is fairly consistent throughout the year that can be studied. There are only a handful of stalls available on any given day in the main lot at Cedar Park.

The current configuration at Cedar Park Elementary is 85 spaces. It would seem that there is adequate parking at the site currently but to address any potential demand due to the proposed development which adds four classrooms and approximately 96 student capacity. It appears the average daily demand is around 83 stalls for a current student population of 730. We would project a post development capacity of approximately 825 students; therefore, parking in excess of 94 stalls would appear to be sufficient, if we assume proportionality and compare to similar District facilities. The proposed development, currently, is for 107 stalls.

Concurrent with the addition and entrance project, the District is proposing to reconfigure the assignment of bus drop-off and parent drop-off to provide additional safe separation of parents and buses, as well as pedestrians. Currently there is very limited space to share between buses and parents at the entry side of the school. The revised layout flips buses to the west into a new bus lot and keeps parents on the east side allowing them to expand into former bus territory which allows for a significant parent parking and waiting area (as parents often arrive 45 minutes early in the afternoon) and is anticipated to shorten the afternoon queue out onto Whitney Drive. This reconfiguration also results in some parking increase overall.

The design as submitted indicates a total parking capacity of 107 cars. This exceeds our observed demand and our calculated need by approximately 13 cars.

The new bus corral is intended to be exclusively for buses and staff during morning drop-off and evening pick-up, but it is recognized that at other times of the day, and certainly in the evenings and weekends, it can also serve as additional parking capacity to serve the community.

We have developed this recommendation with our clients at District #196 and they believe this proposal adequately meets their needs. The data we were able to gather, and what we have experienced planning dozens of elementary schools, seems to support this proposal.

Let us know if you have any follow-up questions or concerns.

cc: Jeff Solomon, ISD #196
Douglas Kahl, Wold

CM/ISD_196/152264/crsp/aug17