MEMORANDUM

To: Kathy Bodmer, City of Apple Valley

From: Scott McQueen, Wold Architects and Engineers | SM

Date: November 22, 2017
Revised November 29, 2017

Comm. No: 152312

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

As the District proposes development at its existing Greenleaf Elementary School to implement improved safety and security at its entrance, the proposal includes 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 no net effect on capacity as the addition is for administrative function and not additional 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 270 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 Greenleaf Elementary, whose student population is 910 students, 125 staff members, and 36 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	270 Stalls
Rosemount	One Stall per 20 Students One per classroom	82 Stalls
Eagan	No requirement per individual review	TBD Stalls
Lakeville	One Stall per 7 Students	130 Stalls
Burnsville	One Stall per 2 classrooms One Stall per Staff member	143 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	270	165	105
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
- Evening Student Performances and Events

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 a handful of stalls available on any given day in the main lot at Greenleaf.

The current configuration at Greenleaf Elementary is 165 spaces. It would seem that there is adequate parking at the site currently. It appears the average daily demand is around 125 stalls for a current student population of 910. We would project a post development capacity of approximately the same amount of students; therefore, parking in excess of 125 stalls would appear to be sufficient, if we assume proportionality and compare to similar District facilities. The proposed development, currently, is to maintain the current 165 stalls.

Concurrent with the building entrance project, the District is proposing to reconfigure the parent drop-off to provide additional safe stacking of parents' vehicles on site. Currently there is very limited space to stack parents' vehicles at the entry of the school. The revised layout relocates the parent entry further north and creates a longer internal driveway, which is anticipated to shorten the queue out onto Galaxie Avenue.

The design as submitted indicates a total parking capacity of 165 cars. This exceeds our observed demand and our calculated need by approximately 40 cars. Therefore, we are not recommending an increase or decrease to the existing parking at this time.

We have developed this recommendation with our clients at District #196 and they believe this site 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 recommendation.

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

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

JB/ISD_196/152312/crsp/nov17