

February 2, 2018

Marianne Manville-Ailles, Planning Consultant
City of Mount Vernon Development Services
910 Cleveland Ave
Mount Vernon, WA 98273

**Re: Parking Count at Madison Elementary
UPDATED 2/2/2018**

Dear Marianne,

TCF Architecture has analyzed the parking count at the proposed Madison Elementary in relation to MVMC 17.84.030. Because the requirements of this section do not define a firm quantity of stalls, rather require “adequate visitor parking”, we have conducted a comparative analysis of other, similarly sized, elementary schools in Mount Vernon and other Puget Sound area communities. The results of this analysis are included in this letter.

Because the student count at these schools varies, we have calculated the “stall-per-student” ratio for each school, both including and excluding the overflow/event parking. The table is included as an attachment to this letter. The overflow/event parking is generally inclusive of converted bus queue lane spaces and the student drop-off queue lane that can be used for parallel parking when student pick-up and drop-off is not active. Both stall-per-student metrics exceed the average of the 13 schools analyzed. When the bus and student drop-off areas are added, Madison has the highest number.

Per Master Plan PL17-109 Planning Comments, dated January 23, 2018, below is additional information regarding parking utilization at Madison Elementary:

- a. Number of spaces required to serve teachers and staff:
 - RESPONSE: Approximate 60-65 staff occupy the building during a typical school day.
- b. What is a reasonable number of “guest” spaces to accommodate day to day activities:
 - RESPONSE: Approximately 5 guests can be expected at any given time during a typical school day.
- c. Maximum number of spaces needed to accommodate special events:
 - RESPONSE: Special events can vary widely in size. Occasional large events can attract up to 300 students and families.
- d. The application includes a statement that extra parking will be accommodated in the lots.
Please clarify how you plan to accommodate extra parking in the lots:
 - RESPONSE: There is approximately 240 feet of drop-off lane in the bus loop and an additional 720 feet of drop off lane in the visitor parking lot. During non-school hours, these lanes can be utilized for, and will be striped for, visitor parking. The drive through

lanes have been designed to accommodate emergency vehicles even while these lanes are used for parking. See table attached to this letter for quantity of stalls provided.

- e. Description of evening hours for events and other functions planned within the buildings:
 - RESPONSE: Typical school evening events:
 - i. Back to School BBQ – 5pm-7pm
 - ii. Math Night – 6:30pm-7:30pm
 - iii. Parent Education Night – 6pm-7pm
 - iv. End of Year Celebration – 5pm-7pm
 - v. Community meetings and activities – 5pm-8pm
- f. Description of sports field use, timing and potential events:
 - RESPONSE: The playfield and gymnasium may occasionally be used by community groups for organized athletics. During the week, times of use will likely range between 4pm and 7pm. On weekends, time of used will likely range between 9am and 4pm.

Under a separate cover, the Mount Vernon School District will provide a summary of operational procedure for the overflow/event parking.

Please review the table above and feel free to contact me with any questions. I trust that this letter is sufficient for you to determine compliance with the parking regulations in the Mount Vernon Municipal Code.

Respectfully,
TCF Architecture



Brian Ho, AIA
Managing Principal

Attachments: Parking Analysis, 1 page

Parking Analysis					
School Name City	Student Count	Parking Stalls Provided	Overflow / Event Stalls Provided	Stalls per Student (excluding event stalls)	Stalls per Student (including event stalls)
Madison Elementary Mount Vernon, WA	545	107	48	0.20	0.28
East Division Elementary Mount Vernon, WA	550	90	56	0.16	0.27
Centennial Elementary Mount Vernon, WA	550	75	0	0.14	0.14
Jefferson Elementary Mount Vernon, WA	550	79	0	0.14	0.14
Lincoln Elementary Mount Vernon, WA	425	35	0	0.08	0.08
Little Mountain Elementary Mount Vernon, WA	600	65	0	0.11	0.11
Washington Elementary Mount Vernon, WA	550	84	0	0.15	0.15
Peter G. Schmidt Elementary Tumwater, WA	550	105	8	0.19	0.21
Washington Elementary Wenatchee, WA	692	100	19	0.14	0.17
Lake Wilderness Elementary Maple Valley, WA	800	124	0	0.16	0.16
McMicken Elementary Seatac, WA	550	73	0	0.13	0.13
Midway Elementary Des Moines, WA	550	115	9	0.21	0.23
North Hill Elementary Des Moines, WA	550	98	18	0.18	0.21
Timber Ridge Elementary Snoqualmie, WA	750	113	10	0.15	0.16
Average				0.15	0.16