

# CITY OF KIRKLAND

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## DEPARTMENT OF PUBLIC WORKS MEMORANDUM

**To:** Samantha Updegrave  
**From:** Thang Nguyen, Transportation Engineer  
**Date:** July 27, 2005  
**Subject:** Eastside Preparatory School Expansion- Parking Study

This memo summarizes public works review of road impact fees and the parking utilization study prepared for the Eastside Preparatory School Expansion. The purpose of the parking study is to ensure that there is sufficient parking to accommodate the school needs and to accommodate students that will move to 10<sup>th</sup> grade. Students from the 10<sup>th</sup> grade on will most likely drive to school since there is no school bus service.

### Project Description

The applicant proposes to add another building to the existing school as they expand the school curriculum to include 9<sup>th</sup> grade students beginning in the 2005-2006 school year and eventually 10<sup>th</sup> grade the year after. Beyond the 2006-2007 school year, additional school space would be needed as the 10<sup>th</sup> grader move to 11<sup>th</sup> and beyond.

The current and projected student enrollment for the next two years is summarized in Table 1.

Table 1. Student Enrollment

School Year	6 <sup>th</sup> Grader	7 <sup>th</sup> Grader	8 <sup>th</sup> Grader	9 <sup>th</sup> Grader	10 <sup>th</sup> Grader	Total
<b>2004-2005</b>	18	16	11	0	0	<b>45</b>
<b>2005-2006</b>	24	24	18	10	0	<b>76</b>
<b>2006-2007</b>	34	34	24	15	12	<b>119</b>

The school will have 17 employees and approximately 10 to 15 volunteers per day for the 2005-2006 school year.

### **Parking**

The school's lease agreement allows them to utilize 3.6 stalls per square foot leaseable area. The school will occupy building 20, 23 and 24. The lease agreement allows the school to use 22 parking spaces for each of those building. The total parking supply for the school is 66 stalls. However, the lease agreements indicate that the 66 parking spaces would not be dedicated to the school on an unassigned basis.

The school will require 32 parking stalls for 32 staffs. With the anticipated twelve 10<sup>th</sup> grader in the 2006-2007 school year, another 12 spaces would be needed. In total, 44 spaces would be required for three buildings.

A parking utilization study was completed to determine if there is sufficient parking supply for the school. The result indicates that of the 208 parking spaces available within the office complex that is within walking distance of the school, approximately 65% of it is being occupied.

Although the parking supply within the office complex is more than adequate, it is possible that future tenants may have a larger demand for parking. Thus, to ensure that the parking supply allotted for the school is reserved for its use, they need to be assigned and signed so that other uses with in site would not impact the school parking supply.

### **Road Impact Fees**

Per City's Ordinance 3685, Traffic Impact Fees per Impact Fee Schedule in effect June 14, 1999 are required for all developments. The fees for school are: \$114 per students for elementary and junior high and \$76 per student for high school students. High school is 10<sup>th</sup> to 12<sup>th</sup> grades. Currently, there are 45 students from 6<sup>th</sup> to 9<sup>th</sup> grades. For the year 2006-2007 there will be 62 additional students from 6<sup>th</sup> to 9<sup>th</sup> and 12 students in the high school level. The impact fees for the additional students is \$7,980 [(62 x \$114) + (12 x \$76)]. A credit of \$42,131 (20,353 sf x \$2.07) is given for the existing use. The assessed impact fee is less than the credit; thus, no impact fee is required.

### **Staff Recommendations**

Staff recommends approval of the proposed project with the following conditions and measures:

1. Provide 44 assigned and signed parking spaces.