



MEMORANDUM

TO: H-B Woodlawn Program and Stratford Program Staff

FROM: John C. Chadwick, Assistant Superintendent Facilities and Operations

SUBJECT: **Parking for the New School on Wilson Property**

DATE: May 9, 2016

The new school at the Wilson site is an exciting project that will provide the H-B Woodlawn Program and Stratford Program staff and students an exemplary facility where the current excellence within each program can be continued for many years to come. The project is currently in early design phase and is expected to begin construction sometime early-to-mid 2017.

Staff, parent, and visitor parking has been a topic generating much discussion since concept design began in April 2015. The school's location within an urban corridor has necessitated creative solutions to parking and several ideas have been pursued including constructing parking on-site, negotiating with developers for permanent APS dedicated parking off-site, and long-term lease agreements within nearby parking garages.

As part of the analysis the firm Meany & Oliver was commissioned to conduct a study investigating the feasibility and risks associated with leasing some or all of the parking spaces required for the new school in nearby commercial buildings. Based on the study's conclusions facilities staff proceed with a design for a single level of structured parking below the athletic field on APS property to accommodate approximately two thirds of the required staff and visitor parking. The study determined that leasing the remaining one third within adjacent commercial parking garages was an entirely feasible and viable option.

With the school opening more than three years away, it is too early to begin negotiations for the off-site leased parking spaces. Facilities staff is confident that the availability of the off-site parking will remain when it is time to begin those negotiations. Though the off-site lease agreements represent a new cost for APS that impacts the operating budget, APS is committed to providing convenient and complementary parking for the H-B Woodlawn Program and Stratford Program staff. Where off-site parking is used efforts will be made so that these locations are in close proximity (within two blocks) of the site and be limited in number of locations. Facilities staff will develop parking management plans to facilitate

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successful implementation of the parking strategy as to not present an undue burden on the school administrative staff. Monitoring of the parking management plan after school opening will be performed to identify any areas needing improvement and methods to incorporate those improvements.

We also recognize that parent and community participation for the H-B Woodlawn Program and Stratford Program is a major component to the successful integration between school and community. Hence availability of short term parking for school visitors and parking during large events is important, both during the school day and after. Facilities staff has pursued options that include agreements with adjacent commercial garages to provide parking validation to enable an equivalent level of community participation that occurs today. As with the off-site parking lease agreements it is too early to solidify specific solutions, but this topic will be integral to the project as the design moves forward.

As the design proceeds and construction begins adequate parking for staff, parents, and visitors will remain a priority. The urban nature of the site requires new solutions to parking needs so that the H-B Woodlawn Program and Stratford Program are well poised to thrive at the new location.

CC: Deirdra McLaughlin, Assistant Superintendent Finance and Management
Dr. Kristi Murphy, Assistant Superintendent Human Resources
Wilson BLPC Members