

TOWN OF
QUEEN CREEK
ARIZONA

*Modification of School
Parking Requirements
TA13-014*

Town Council Meeting
June 5, 2013



Background

- Schools currently under construction
 - Higley Junior High School (Cortina)
 - American Leadership Academy (expansion)
 - Benjamin Franklin Elementary & Junior High School (East Queen Creek Road)
 - Benjamin Franklin High School (Germann & Rittenhouse)
 - Heritage Academy (Germann & Hawes)
- Concern raised that the Town's parking requirements for schools is excessive
- Issue presented to Council on April 3 and staff directed to process possible change



Elementary and Junior High School Parking Comparison

- Queen Creek
 - 1 per 200 square feet of gross floor area + plus 1 per classroom
- Mesa
 - 1 per 75 square feet of assembly area + 1 per 600 square feet of remaining floor area
- Tempe
 - 1 per 300 square feet of classroom + office space
- Gilbert
 - 2 per classroom
- Chandler
 - 1 per classroom + 1 per 200 square feet of administrative area



High School Parking Comparison

- Queen Creek
 - 1 per 200 square feet of gross floor area
- Mesa
 - 1 per 200 square feet of gross floor area
- Chandler
 - 1 per 200 square feet of gross floor area
- Gilbert
 - 7 per classroom
- Tempe
 - 1 per 200 square feet of classroom + office space



Benjamin Franklin Schools

■ Elementary & Jr. High School

- Queen Creek Road, east of Barney Sports
- 50,734 s.f. total (gross floor area)
- 27 classrooms + 2 special ed rooms
- Possible expansion to:
 - 64,347 s.f. total (gross floor area)
 - 39 classrooms + 2 special ed rooms

■ High School

- Germann & Rittenhouse
- 48,771 s.f. total (gross floor area)
- 22 classrooms + 2 special ed rooms



Benjamin Franklin Elementary and Junior High School Parking Comparison

- Queen Creek
 - 281 spaces
- Chandler
 - 244 spaces
- Mesa
 - 140 spaces
- Tempe
 - 93 spaces
- Gilbert
 - 54 spaces



Benjamin Franklin High School Parking Comparison

- Queen Creek
 - 244 spaces
- Mesa
 - 244 spaces
- Chandler
 - 244 spaces
- Gilbert
 - 154 spaces
- Tempe
 - 121 spaces



Analysis

- Queen Creek requires proportionately more parking for elementary & jr. highs than our high schools
 - 1 space per 200 s.f. [plus](#) 1 space per classroom
- On-site student drop-off stacking and parking are issues with most schools
 - Parent drop-offs
 - Bus queuing
 - Inappropriate parking
 - Special events



Analysis

- On-street traffic issues ongoing
 - Traffic congestion at entrances
 - On street stacking at entrances
 - On street and neighborhood parking
 - Overflow parking on adjacent properties
- Need for “adequate” parking vs. minimum
 - Average daily parking needs – teachers, staff, parents, vendors, maintenance, busses
 - Some special event parking capacity
 - Parent and bus drop-off space and queuing lanes
 - Entrance issues



Analysis

■ Queen Creek School District

- All elementary and middle schools except Newell Barney Jr. High are under parked
 - 1 space per employee + 10%
 - Newell Barney has 1 space for every 400 s.f.
 - Will add more parking for any new schools
- Significant ongoing issues with parent drop-offs and bus stacking in the parking areas (and adjacent streets)
- Special event parking on streets and adjacent properties and in surrounding neighborhoods
- Driveway congestion an ongoing problem
- Supports parking change as proposed by staff



Recommendation

- Modification of the parking required for elementary & junior highs to:
 - 1 space per 300 square feet
 - Elimination of the 1 space per classroom requirement
- No change to the high school parking requirements
- Focus on parking area design to address:
 - Bus circulation and queuing
 - Parent drop-off/pickup queuing and stacking
 - Reduction of on-street traffic issues
- Proposed change supported by the Planning Commission 6-0 at their May 8 meeting



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Thank You
Questions?
Comments?

