

Attachment " B "

6. Reason for request:

Automobiles and parking were unnecessary considerations in 1902 when the original schoolhouse was constructed at the center of the site, an entire city block. Three major additions, built in 1920, 1934, and 1948, represent what is today known as Garfield school (the original building was razed in 1981). They, too, were constructed when dependence on automobile transportation was much less than it is in 2011 and the building remained, for many years, surrounded by grass and trees in a park-like setting, with no on-site parking.

Since that time, a majority of the site has been paved in asphalt and an ad-hoc parking system has developed that requires vehicle movement on and across sidewalks and provides only roughly 50 off-street parking spaces (see SP.E attached). This system is not only dangerous for pedestrians but is also an inefficient use of the site.

The site remodel proposes high-density, reverse-angle (as recommended by the City), on-street parking on three of the contiguous street faces, 10 on-site (six ADA, four parallel), and 20 lease/shared off-site parking spaces to meet or exceed the required number of parking spaces based on building occupancy (see CALC attached). Implementing the proposed parking scheme will allow for a largely planted site and park-like setting that more closely resembles the original conditions. Also among the proposed improvements are new tree-lined boulevards, new crosswalk striping, and new surface bulb-outs at two of the corners (see SP.R, SP.D1, SP.D2 attached).

Exhibit 1 – Proposed Improvements (attached)

SP.E: Site Plan – Existing

SP.R: Site Plan – Redevelopment

SP.D1, SP.D2: Site Plan -- Details

CALC: Area and Parking Calculations

Memorandum of Agreement