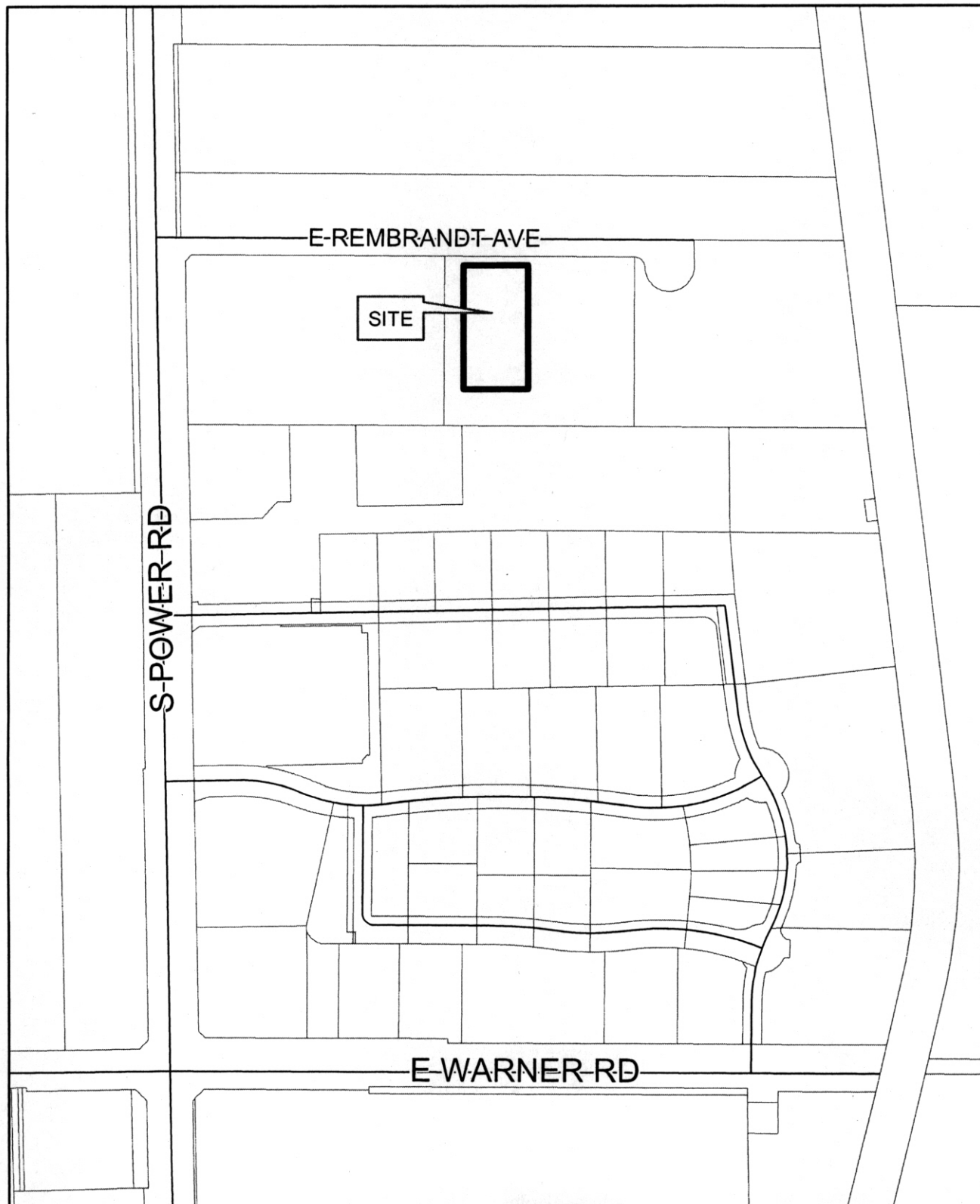


# PLANNING AND ZONING VICINITY MAP



Z12-002

Z12-002

Z12-002

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Z12-002

## University Public Schools dba ASU Preparatory Academy PROJECT NARRATIVE



### SUMMARY

University Public Schools, Inc. (UPSI) is a non-profit Arizona corporation operating four charter school campuses, grades Preschool through 12, known as **ASU Preparatory Academies**. The charters are authorized and sponsored by Arizona State University (ASU). UPSI requested an extension to their existing Council Use Permit Z08-029 on November 18, 2009 (P&Z Case Number Z09-22) which was subsequently approved. The first extension was requested in order to allow UPSI sufficient time to secure financing and build a new school facility on or near the ASU Polytechnic campus. Since that time, financial markets have continued to worsen virtually eliminating conventional or municipal bond financing as an option for the school. The current Council Use Permit expires June 30, 2012. Much of the permit time period was spent in pursuit of conventional financing that was available when the project first began, but is no longer an option as lending standards became impossibly high. Having exhausted those options, Arizona State University is currently reviewing alternative opportunities for relocating the school to an existing building on the ASU Polytechnic campus, along with other options. Since ASU will not be able to complete their evaluation and prepare the new site for occupancy in time to move the school prior to the permit expiration, we are requesting an extension of the use permit until June 30, 2014. UPSI has complied, in all respects, with the terms and conditions of its current Council Use Permit.

### BACKGROUND

The property is located at 6859 E. Rembrandt Ave. in Mesa, Arizona. The building space is approximately 14,100 square feet in Building #1 at Pierpont San Tan Two – an architecturally appealing masonry office-condo project constructed by LGE contractors and owned by Western Horizons Development, LLC. The subject school has access and frontage on Rembrandt Avenue, a cul-de-sac street that intersects Power Road just west of the facility. The school has an excellent working relationship with their neighbors. Since the opening of this site as their temporary campus, in August 2008, there have been no challenges brought to their attention that have not been addressed and resolved. The property currently hosts an ASU Preparatory Academy campus with grades Pre-Kindergarten through 4. The ultimate purpose of the subject property is to house permanent administrative offices for ASU Preparatory Academy and potentially Arizona State University, after relocating the school to another facility. The building may also be utilized for training and adult education purposes. There will be permanent capacity to employ 25-50 education professionals at this site.

The University Public Schools initiative was formed to build and operate cutting edge charter schools in partnership with Arizona State University. UPSI is authorized by ASU to operate schools for grades Pre-Kindergarten through 12, and to provide tutoring and other education programs in support of its instructional programs. The objective is to provide quality university-embedded education to Arizona students while researching new teaching methods that will utilize innovation, best practices, and reform to revolutionize education. The school combines internationally benchmarked curricula with gifted teaching strategies to provide an individualized program of education for each student. UPSI/ASU Preparatory currently has middle school and high school campuses located on the ASU Polytechnic campus and another school adjacent to the ASU Downtown campus in Phoenix.

UPSI wishes to continue operation of their PreK-4 grade school at the subject property until their permanent campus opens at ASU Polytechnic in July of 2013 or 2014. The temporary school will continue to provide quality education to approximately 250 students who are already attending this facility, while awaiting completion of the permanent site. Approval of this request for extension is essential to ensure educational stability for hundreds of Mesa families across all three of our Mesa campuses, as well as ensuring the future success of ASU Preparatory Academy in the east valley.

#### **OPERATION**

The school hours are approximately 7:45 a.m. until 3:45 p.m. five days per week for 180 days per year during the traditional school year from July through June. The school also operates a limited number of extended day instructional programs until approximately 5:00 p.m. on school days. City staff and ASU Preparatory worked together some time ago to develop a safe and orderly traffic plan for parent pick-up and drop-off of students. The plan was designed to keep such traffic along the street curb and out of the parking lot and adjusts hours of operation to keep interference with surrounding businesses at a minimum. ASU Preparatory has since strictly adhered to the approved traffic plan. The surrounding parcels are primarily vacant land which generate no road traffic and do not interfere with school traffic. The school expects to have moved to its permanent location by the time these parcels are developed.

Outdoor activity is limited by the grade level of the students. The school has developed a temporary playground on a neighboring vacant parcel. Playground activities are confined to this fenced area and are supervised and highly regulated to insure the safety of our students and staff.

The school will continue their use of 77 open parking spaces nearest its portion of the building. In addition, they have 14 covered spaces. With a staff of approximately 25, there will be 66 visitor spaces.

#### **CITIZEN CONCERNS**

While the application prescribes the process for community involvement, we are not aware of any public recorded opposition to the school's temporary presence at this property to date. The school enjoys enthusiastic community support with student waiting lists at all grade levels. The public will have ample opportunity to voice concerns through the formal citizen participation process. All concerns will continue to be addressed by the school.

#### **CONCLUSION**

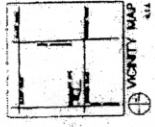
UPSI/ASU Preparatory Academy appreciates the Mesa Planning and Zoning department's consideration of this request for extension and invites any suggestions or requests for additional information. The school continues to honor and comply with the requirements of the current permit. The city's help with expediting this application will greatly benefit all 250 children and their families who depend on being well-served by ASU Preparatory Academy at this location. Should you wish to speak with a representative of the school, please contact either of the following:

Beatriz Rendon  
CEO ASU Preparatory Academy  
Associate Vice President  
Arizona State University  
(602) 496-3322  
[Beatriz.Rendon@asu.edu](mailto:Beatriz.Rendon@asu.edu)

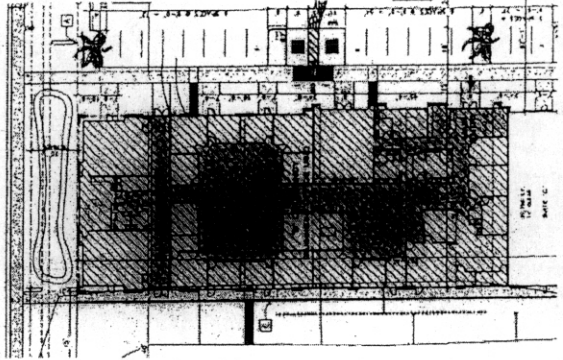
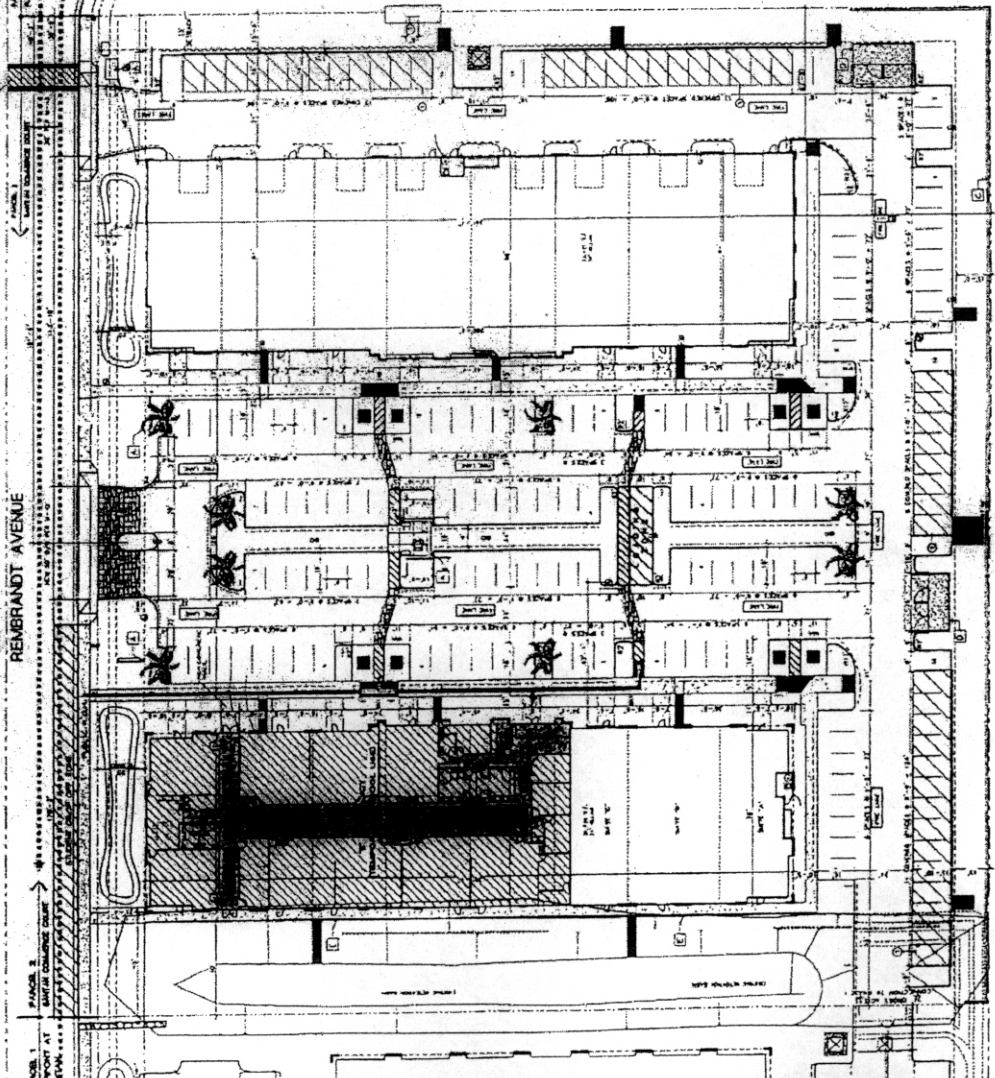
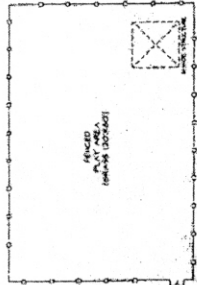
Steven Mills  
Chief Financial Officer  
University Public Schools/ASU Preparatory  
(602) 496-3322  
[Steven.Mills@asu.edu](mailto:Steven.Mills@asu.edu)

**EXISTING BUILDING INFO**

PROJECT: 10000 REMBRANDT AVENUE  
 CLIENT: UNIVERSITY PUBLIC SCHOOLS  
 ARCHITECT: CILLELAND BRUBAKER ARCHITECTS  
 8007 NORTH 8TH DRIVE  
 SEASIDE, ARIZONA 85504  
 PHONE: 480-942-7777 FAX: 480-942-7778  
 DATE: 08/11/08  
 DRAWING NO: 10000-01  
 SHEET NO: 10000-01-01  
 SCALE: AS SHOWN  
 PROJECTED: 10/1/08  
 APPROVED: [Signature]  
 DATE: 8/11/08



NO.	DATE	DESCRIPTION
1	08/11/08	ISSUED FOR PERMIT
2	08/11/08	REVISED PER CITY COMMENTS
3	08/11/08	REVISED PER CITY COMMENTS
4	08/11/08	REVISED PER CITY COMMENTS
5	08/11/08	REVISED PER CITY COMMENTS
6	08/11/08	REVISED PER CITY COMMENTS
7	08/11/08	REVISED PER CITY COMMENTS
8	08/11/08	REVISED PER CITY COMMENTS
9	08/11/08	REVISED PER CITY COMMENTS
10	08/11/08	REVISED PER CITY COMMENTS



PARTIAL SITE PLAN - OFFICE USE

**TENANT IMPROVEMENT**

PROJECT: 10000 REMBRANDT AVENUE  
 CLIENT: UNIVERSITY PUBLIC SCHOOLS  
 ARCHITECT: CILLELAND BRUBAKER ARCHITECTS  
 8007 NORTH 8TH DRIVE  
 SEASIDE, ARIZONA 85504  
 PHONE: 480-942-7777 FAX: 480-942-7778  
 DATE: 08/11/08  
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 SCALE: AS SHOWN  
 PROJECTED: 10/1/08  
 APPROVED: [Signature]  
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6	08/11/08	REVISED PER CITY COMMENTS
7	08/11/08	REVISED PER CITY COMMENTS
8	08/11/08	REVISED PER CITY COMMENTS
9	08/11/08	REVISED PER CITY COMMENTS
10	08/11/08	REVISED PER CITY COMMENTS

OCCUPANCY/CONSTRUCTION TYPE AREA SCHEDULE (2008 I.B.C.)

AREA	TYPE	AREA (SQ. FT.)	TYPE	AREA (SQ. FT.)
CLASSROOMS	TYPE I	10,000	OFFICE	5,000
LABORATORIES	TYPE II	2,000	STORAGE	1,000
MECHANICAL	TYPE III	1,000	MECHANICAL	1,000
ELECTRICAL	TYPE IV	1,000	ELECTRICAL	1,000
PLUMBING	TYPE V	1,000	PLUMBING	1,000
MECHANICAL	TYPE VI	1,000	MECHANICAL	1,000
ELECTRICAL	TYPE VII	1,000	ELECTRICAL	1,000
PLUMBING	TYPE VIII	1,000	PLUMBING	1,000
MECHANICAL	TYPE IX	1,000	MECHANICAL	1,000
ELECTRICAL	TYPE X	1,000	ELECTRICAL	1,000
PLUMBING	TYPE XI	1,000	PLUMBING	1,000
MECHANICAL	TYPE XII	1,000	MECHANICAL	1,000
ELECTRICAL	TYPE XIII	1,000	ELECTRICAL	1,000
PLUMBING	TYPE XIV	1,000	PLUMBING	1,000
MECHANICAL	TYPE XV	1,000	MECHANICAL	1,000
ELECTRICAL	TYPE XVI	1,000	ELECTRICAL	1,000
PLUMBING	TYPE XVII	1,000	PLUMBING	1,000
MECHANICAL	TYPE XVIII	1,000	MECHANICAL	1,000
ELECTRICAL	TYPE XIX	1,000	ELECTRICAL	1,000
PLUMBING	TYPE XX	1,000	PLUMBING	1,000

**BUILDING ONE MODIFICATION NOTES**

1. REVISIONS TO THE ORIGINAL PLAN SHALL BE SHOWN IN RED.  
 2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.  
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.  
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 10. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

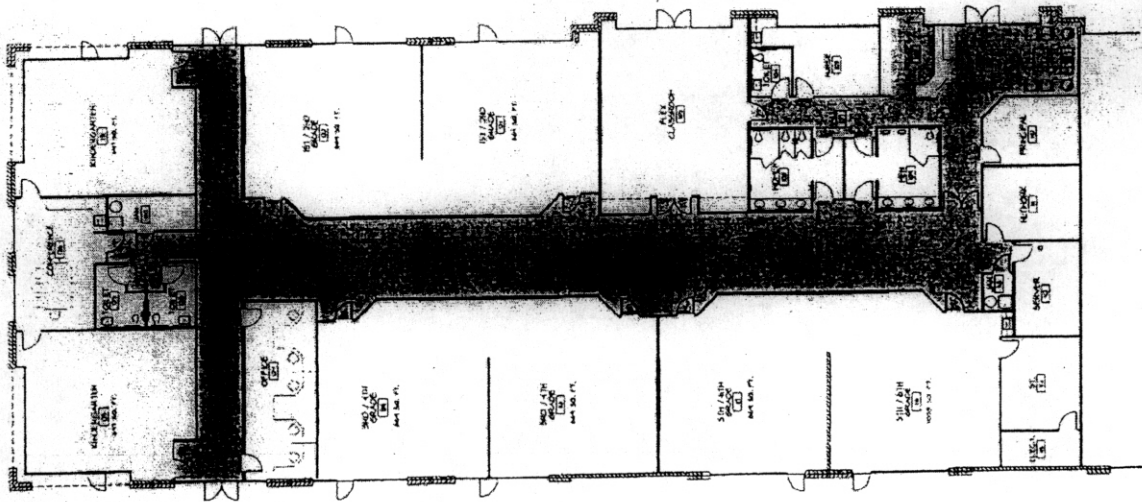
**CILLELAND BRUBAKER ARCHITECTS**  
 8007 NORTH 8TH DRIVE  
 SEASIDE, ARIZONA 85504  
 PHONE: 480-942-7777 FAX: 480-942-7778

**SITE PLAN**  
 UNIVERSITY PUBLIC SCHOOLS  
 10000 REMBRANDT AVENUE  
 SEASIDE, ARIZONA 85504  
 PROJECT NO. 10000-01  
 SHEET NO. 10000-01-01  
 DATE: 08/11/08

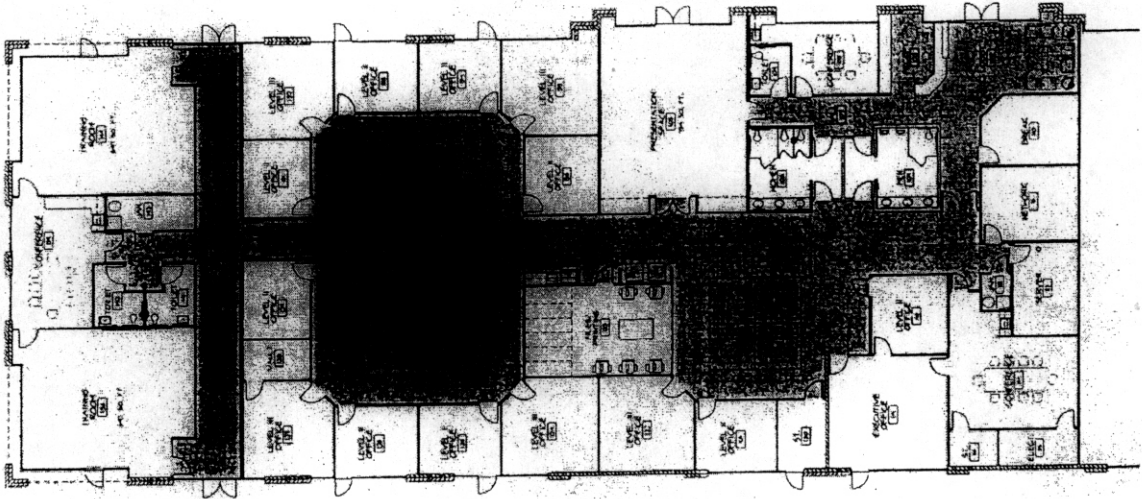
APPROVED PLANS  
 CITY COUNCIL

DATE: 8/11/08  
 WITH STIPS: YES  NO

SITE PLAN - TEMPORARY SCHOOL USE



FLOOR PLAN - PHASE I - TEMPORARY SCHOOL USE  
 TOTAL SQUARE FOOTAGE 14,100 SQ. FT.



FLOOR PLAN - PHASE II - BUSINESS OFFICE USE  
 TOTAL SQUARE FOOTAGE 14,100 SQ. FT.

**GILLELAND  
BRUBAKER  
ARCHITECTS**  
 1000 W. 10th Street  
 Oklahoma, Oklahoma, Oklahoma  
 Phone: 405.555.1234

**CONCEPTUAL  
FLOOR PLAN**  
 University Public Schools  
 41  
 8th Street, Oklahoma City  
 Project # 1000000000  
 Date: 10/1/2010  
 Title: 1000000000

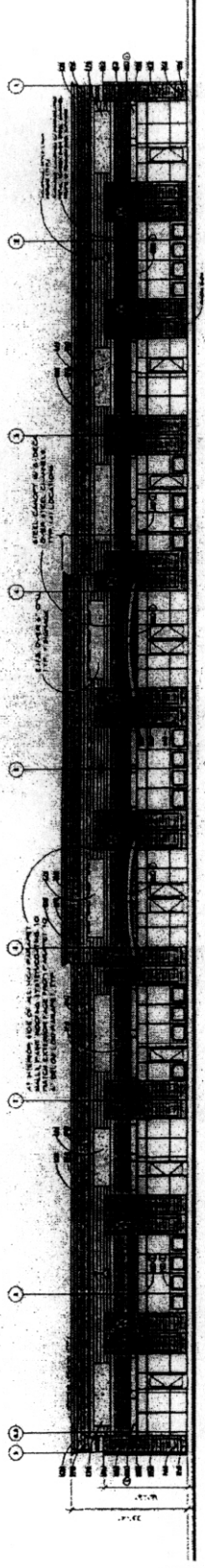
**A10**  
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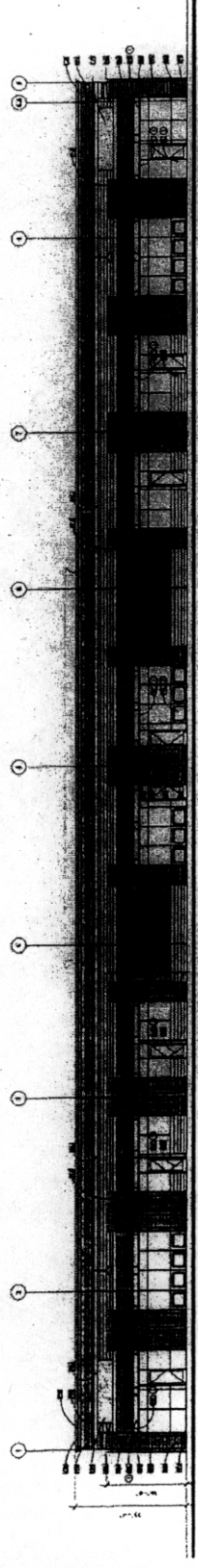
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**APPROVED PLANS**  
 CITY COUNCIL

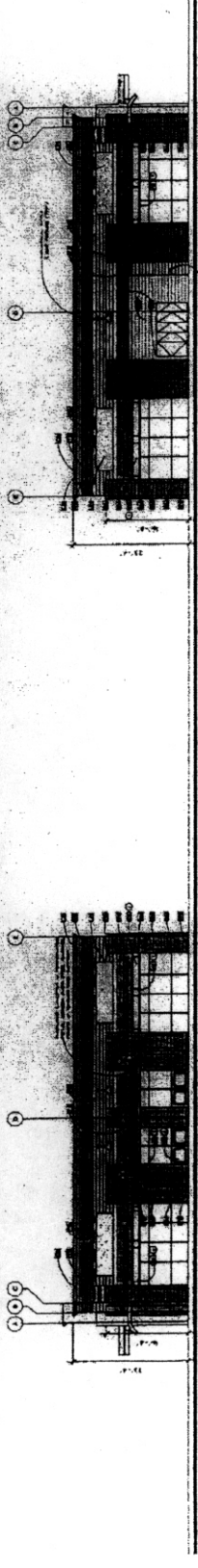
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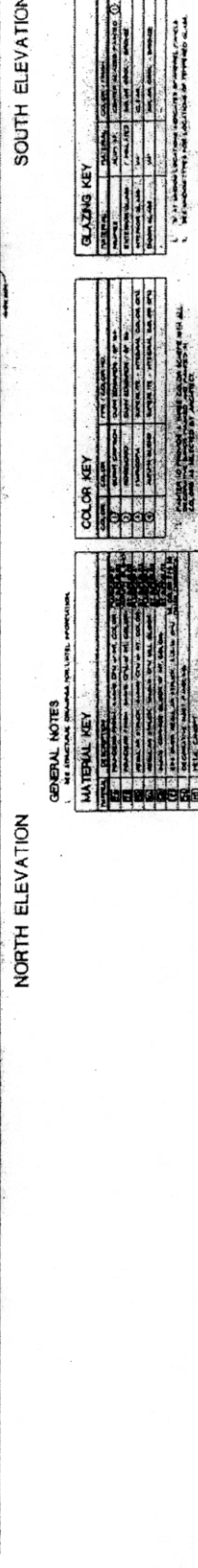
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

GENERAL NOTES  
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.

MATERIAL KEY

1	CONCRETE
2	BRICK
3	GLAZING
4	WOOD
5	STEEL
6	ASPHALT
7	PAINT
8	ROOFING
9	LANDSCAPE
10	MECHANICAL
11	ELECTRICAL
12	TELEPHONE
13	WATER
14	SEWER
15	PLUMBING
16	MECHANICAL
17	ELECTRICAL
18	TELEPHONE
19	WATER
20	SEWER
21	PLUMBING
22	MECHANICAL
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35	ELECTRICAL
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89	ELECTRICAL
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91	WATER
92	SEWER
93	PLUMBING
94	MECHANICAL
95	ELECTRICAL
96	TELEPHONE
97	WATER
98	SEWER
99	PLUMBING
100	MECHANICAL

COLOR KEY

1	CONCRETE	10	PAINT
2	BRICK	11	ROOFING
3	GLAZING	12	LANDSCAPE
4	WOOD	13	MECHANICAL
5	STEEL	14	ELECTRICAL
6	ASPHALT	15	TELEPHONE
7	PAINT	16	WATER
8	ROOFING	17	SEWER
9	LANDSCAPE	18	PLUMBING
10	MECHANICAL	19	MECHANICAL
11	ELECTRICAL	20	ELECTRICAL
12	TELEPHONE	21	TELEPHONE
13	WATER	22	WATER
14	SEWER	23	SEWER
15	PLUMBING	24	PLUMBING
16	MECHANICAL	25	MECHANICAL
17	ELECTRICAL	26	ELECTRICAL
18	TELEPHONE	27	TELEPHONE
19	WATER	28	WATER
20	SEWER	29	SEWER
21	PLUMBING	30	PLUMBING
22	MECHANICAL	31	MECHANICAL
23	ELECTRICAL	32	ELECTRICAL
24	TELEPHONE	33	TELEPHONE
25	WATER	34	WATER
26	SEWER	35	SEWER
27	PLUMBING	36	PLUMBING
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32	SEWER	41	SEWER
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37	WATER	46	WATER
38	SEWER	47	SEWER
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41	ELECTRICAL	50	ELECTRICAL
42	TELEPHONE	51	TELEPHONE
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44	SEWER	53	SEWER
45	PLUMBING	54	PLUMBING
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89	ELECTRICAL	98	ELECTRICAL
90	TELEPHONE	99	TELEPHONE
91	WATER	100	WATER

GLAZING KEY

1	GLAZING
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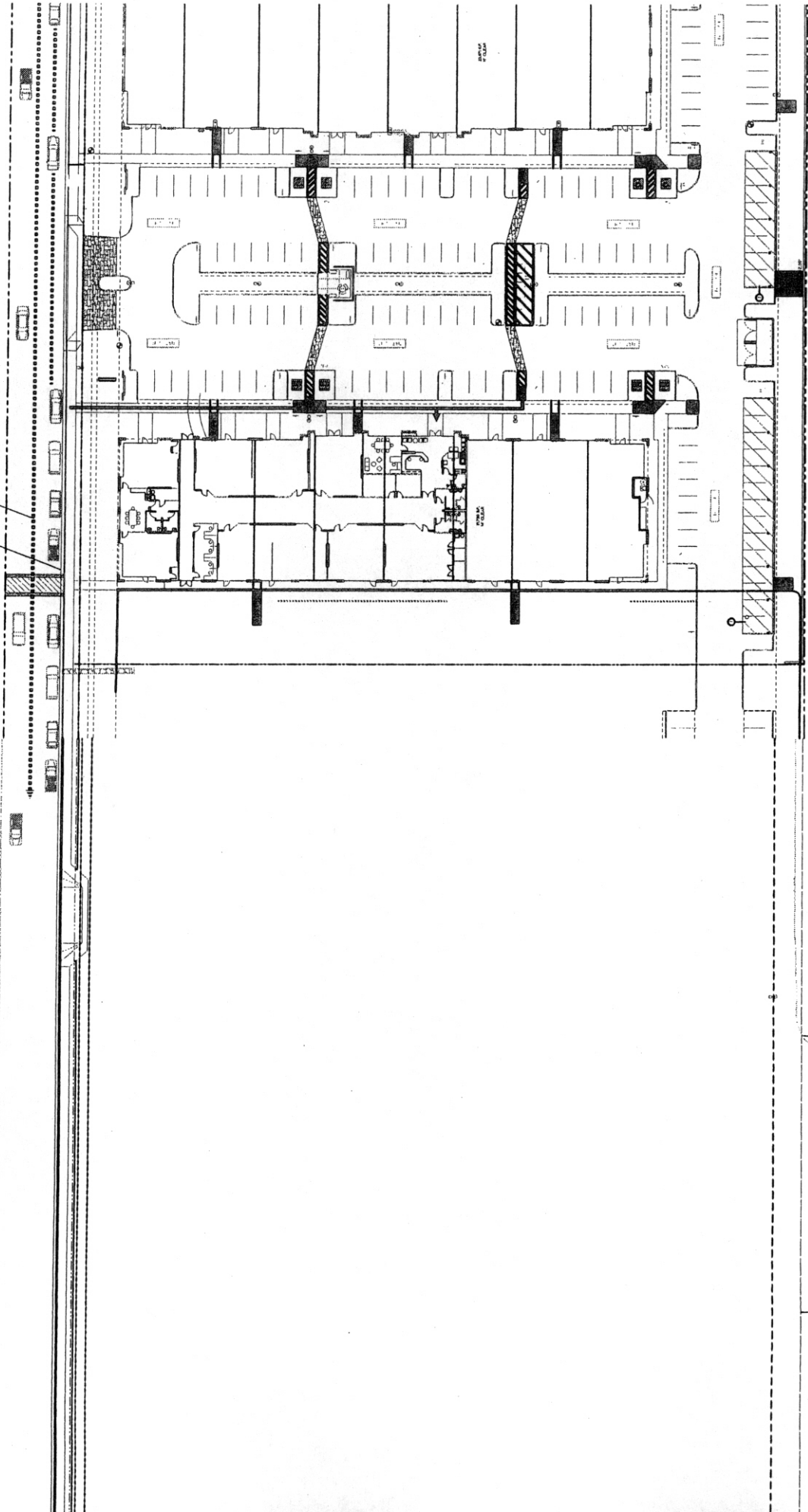
EXTERIOR ELEVATIONS  
3/27 - 1 - 0

APPROVED PLANS  
CITY COUNCIL

DATE: 6/2/08  
WITH STIPS: YES  NO

# REMBRANDT AVENUE

STUDENT LOADING AREA  
TRAFFIC FLOW







SOUTHWEST TRAFFIC  
ENGINEERING

April 7, 2008

Mr. Tom Ellsworth  
City of Mesa  
Planning Department  
20 East Main Street  
Mesa, Arizona 85201

SUBJECT: UNIVERSITY PUBLIC SCHOOLS  
REMBRANDT AVENUE/POWER ROAD  
TRAFFIC IMPACT STATEMENT

Mr. Ellsworth,

Please find enclosed a brief traffic impact statement (TIS) regarding the proposed temporary charter school on Rembrandt Avenue east of Power Road in Mesa, Arizona. University Public Schools proposes to construct a temporary charter school until the permanent school is constructed and open in Fall 2009. The location of the temporary school will be within the ultimate main office of University Public Schools. The school will enroll approximately 234 students (maximum) in grades K through 6.

Access to the temporary school will be from existing Rembrandt Avenue, which accesses Power Road approximately 800 feet west of the temporary school site. There will be two access driveways that serve the parking area for the temporary school and the surrounding businesses. The temporary school is scheduled for opening in fall 2008.

The parking lot the temporary school shares with the adjacent buildings has approximately 183 parking spaces, while not all of the parking spaces are available for the school it is reasonable to assume that 50% could be available or approximately 90 spaces.

While some of the parents may park and walk their child into/out of the school the majority of parents will drop their child off (pick them up) at the designated loading/unloading zone on Rembrandt Avenue in front of the school. The intent of this traffic impact statement is to verify that queuing from the parents picking up the children will not impact Rembrandt Avenue.

### **Existing Conditions**

Rembrandt Avenue is an existing two-lane two way road that runs east/west. The roadway has curb, gutter, and sidewalk on the south side only and dead ends into a cul-de-sac just past the east boundary of the complex the temporary school is located in. It is STOP sign controlled at its intersection with Power Road. The roadway width is approximately 30 feet.

Power Road is a four-lane two way roadway that runs north/south. The roadway does not have any curb, gutter, or sidewalk. It has a northbound right turn lane onto Rembrandt Avenue. The County has granted the approval of a southbound left turn lane onto Rembrandt Avenue.

## Access

Access to the temporary school site will be from two existing driveways on Rembrandt Avenue. Rembrandt Avenue connects to Power Road approximately 800 west of the temporary school driveway.

## Trip Generation

Trip generation for the project was developed utilizing nationally agreed upon data contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 7<sup>th</sup> Edition, 2003*. So as to determine the complete trip generation for temporary school, trip generation was estimated for 234 K-6 students, based on the Private School ITE Land Use Code 534 – Private School (K-8). The private school land use code was utilized to generate the vehicle trips into and out of the temporary school rather than the public school land use code, because it was determined that a private school resembles the temporary charter school better than the public school (students are driven to school rather than walk). The result is the expected weekday trip generation for the temporary school as shown in Table 1. The complete trip generation calculations can be found attached to this TIS.

**Table 1 – Weekday Site Generated Trips**

Time Period	Weekday Total
	Total
Average Daily, Inbound (vtpd)	332
Average Daily, Outbound (vtpd)	332
<b>Total Daily</b>	<b>664</b>
AM Peak Hour, Inbound (vtph)	116
AM Peak Hour, Outbound (vtph)	95
<b>Total AM Peak</b>	<b>211</b>
PM Peak Hour (Generator), Inbound (vtph)	67
PM Peak Hour (Generator), Outbound (vtph)	76
<b>Total PM Generator) Peak</b>	<b>143</b>
PM Peak Hour, Inbound (vtph)	19
PM Peak Hour, Outbound (vtph)	26
<b>Total PM Peak</b>	<b>45</b>

vtpd - vehicle-trips per day, vtph - vehicle-trips per hour

## Vehicle Queuing

As mentioned previously, the students attending the temporary school will be driven to the school by their parents. The parking lot the temporary school shares with the adjacent buildings has approximately 183 parking spaces, while not all of the parking spaces are available for the school it is reasonable to assume that 50% could be available or approximately 90 spaces.

While some of the parents may park and walk their child into/out of the school the majority of parents will drop their child off (pick them up) at the designated loading/unloading zone on Rembrandt Avenue in front of the school. The intent of this traffic impact statement is to verify that queuing from the parents picking up the children will not impact Rembrandt Avenue.

During the student pick up, there is enough room in the loading zone on Rembrandt Avenue to stack at least 8 vehicles. With a total of 8 vehicles loading students at one time, it would take less than 15 minutes to service all of the approximately projected 67 vehicles arriving to pick up students during the release time (assuming it takes an average of 90 seconds a vehicle to move into the drop off area, safely load the children and then exit the drop off area).

$$67 \text{ vehicles} * 90 \text{ seconds/vehicle} = 101 \text{ minutes loading time}$$
$$101 \text{ minutes} / 8 \text{ loading spots} = \sim 12.5 \text{ minutes}$$

This total time for parents to pick up their children is based on every parent picking their child up at the loading area. It will actually be less as several parents will park their vehicles in the parking lot and physically walk their child from the school to their vehicle. The school intends to have school staff located at the loading/unloading area to assist students/children into and out of vehicles, minimizing the amount of time vehicles are in the loading/unloading zone.

The cul-de-sac located east of the school provides an excellent location for parents to turn around without impacting any other vehicles and head west on Rembrandt Avenue towards Power Road. The pavement width of approximately 30 feet provides adequate space for vehicles to park next to the south curb to load/unload children and allow vehicles to pass in both directions.

The attached Figure 1 – Traffic Flow Map, shows vehicles parked at the school loading zone on Rembrandt Avenue and using the cul-de-sac to turn around and head west on Rembrandt Avenue.

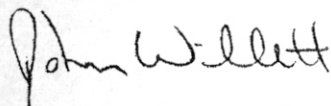
### Conclusion

When fully completed, the proposed temporary charter school will generate approximately 670 vehicle trips per day (vtpd) on weekdays using the adjacent street system. Fifty percent (~335 vehicle trips) will be into the school and fifty percent will be out of the school.

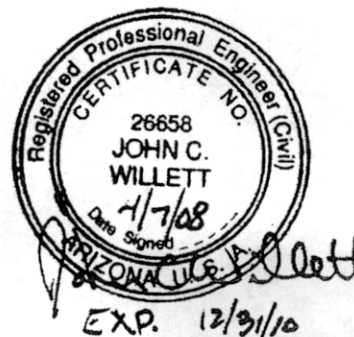
Existing Rembrandt Avenue, as well as the existing parking lot adjacent to the school, will adequately accommodate the vehicular traffic associated with the temporary school. The existing cul-de-sac east of the school provides a turn around location for parents after they drop off/pick up their children using the school loading zone on Rembrandt Avenue.

Thank you again for your time and review of our TIS submittal. If you have any questions regarding this TIS, please feel free to contact me at 602.266.7983.

Respectfully Submitted,  
SouthWest Traffic Engineering, LLC



John Willett, PE, PTOE  
Senior Traffic Engineer



Attachments

## Private School (K-8)

LAND USE: 234 Students Private School (K-8)

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION, SEVENTH EDITION. THE ITE LAND USE CODE IS Private School (K-8) (534)

### WEEKDAY

Average Rate = 2.83 Trips per Students (Students)

$T = 2.83 \text{ Trips} \times 234 \text{ Students}$

$T = 663 \text{ VPD}$

ENTER:  $(0.5) \times (663) = 332 \text{ VPD}$

EXIT:  $(0.5) \times (663) = 332 \text{ VPD}$

### AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

Average Rate = 0.9 Trips per Students (Students)

$T = 0.9 \text{ Trips} \times 234 \text{ Students}$

$T = 211 \text{ VPH}$

ENTER:  $(0.55) \times (211) = 116 \text{ VPH}$

EXIT:  $(0.45) \times (211) = 95 \text{ VPH}$

### PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

Average Rate = 0.19 Trips per Students (Students)

$T = 0.19 \text{ Trips} \times 234 \text{ Students}$

$T = 45 \text{ VPH}$

ENTER:  $(0.43) \times (45) = 19 \text{ VPH}$

EXIT:  $(0.57) \times (45) = 26 \text{ VPH}$

### PM PEAK HOUR (GENERATOR)

Average Rate = 0.61 Trips per Students (Students)

$T = 0.61 \text{ Trips} \times 234 \text{ Students}$

$T = 143 \text{ VPH}$

ENTER:  $(0.47) \times (143) = 67 \text{ VPH}$

EXIT:  $(0.53) \times (143) = 76 \text{ VPH}$

\*where, T = trip ends

### TRIP GENERATION SUMMARY

#### WEEKDAY

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

PM PEAK HOUR GENERATOR

663 VPD

211 VPH

45 VPH

143 VPH