

Eastern Mennonite School

Master Plan Narrative

August 3, 16

The attached Eastern Mennonite School (EMS) Master Plan is being submitted for review and approval under Section 10-3-106, "Master Plan Requirements." This Narrative follows the guidelines of Section 10-3-106, items 1-4:

Item 1:

The boundaries of the area involved and the ownership of properties contained therein, as well as all existing public streets and alleys within and adjacent to the site.

The EMS campus is composed of one large lot TM: 47-N-7, with 17.75 acres zoned R-3, and 7.05 acres zoned B-2. Both zonings are covered by an institutional overlay and are owned by Eastern Mennonite High School.

Two other lots TM: 47-N-10 (1.07 acres) and 47-N-11 (0.79 acres), owned by Mennomedia Inc., as well as a portion of lot TM: 47-N-8 (0.22 acres), owned by Virginia Mennonite Board of Missions, all zoned B-2, are being added to the EMS campus to be able to accommodate a proposed Elementary School (currently located offsite).

EMS requests that the current Master Plan be replaced by the proposed Master Plan Update dated 7/2016, and that the Institutional Overlay be extended to include all the lots added to its campus property, and that a 10-foot building setback be applied to the entire campus outside boundary to allow for maximum flexibility on the proposed structures as well as on future building expansions and additions. All interior lot lines created as a consequence of the proposed campus expansion will be vacated before or during the comprehensive site plan process.

The proposed expanded EMS campus is located within three existing public streets: Parkwood Drive to the north, Virginia Avenue to the east, and Mt. Clinton Pike to the south. The property is bordered to the west by Eastern Mennonite University.

EMS will dedicate the needed right-of-way and easements to the City of Harrisonburg for the proposed widening of Mt. Clinton Pike and associated stormwater facilities, public utilities, and shared-use path, all to be constructed by the City of Harrisonburg. EMS will also grant the necessary slope maintenance and temporary construction easements for the same project. The approximate location

of the proposed right-of-way and associated easements are shown in the drawings provided to us by the City of Harrisonburg dated 4/13/2015. (See attached “Exhibit A”).

Item 2:

The location and use of all existing buildings on the site, as well as the approximate location, height, dimensions and general use of all proposed buildings or major additions to existing buildings.

The current EMS campus houses the Eastern Mennonite School’s Middle School and High School facilities, composed of one large building with classrooms, administrative offices, conference rooms, a dining hall, an auditorium, and a gym. The existing gym is expected to be expanded to the north in the future as shown on the Master Plan.

EMS facilities also host four church congregations each week: on Sunday mornings Aletheia uses the auditorium, and Shalom uses the Student Commons; on Sunday and Thursday evenings, Centro Cristiano uses the Student Commons; and also on Sundays, Kingdom of God Ministries uses the Dining Hall Foyer. These congregations also use various classroom spaces for Sunday school purposes, etc.

The existing Mennomedia building located on lots 47-N-10 and 11, will be remodeled and reshaped to house the proposed Elementary School, as shown on the Master Plan. The proposed building is also expected to be expanded to the north in the future, as shown on the Master Plan.

Item 3:

The location of all existing parking facilities and the approximate location of all proposed parking facilities, including the approximate number of parking spaces at each location and all existing and proposed means of vehicular access to parking areas and to public streets and alleys. Any proposed changes to public streets and alleys within and adjacent to the site shall also be shown on the plan.

The existing EMS campus parking and drives provide more than sufficient parking for both the High School and the Middle School needs, as well as for special events held at the auditorium and/or athletic fields and gym. The facility also provides sufficient parking to accommodate its use by four church congregations, as described under Item 2.

The current parking use at the facility is as follows:

The Front Circle Lot (Parking Lot 1) has a current maximum capacity of 15 parking spaces, including 6 regular spaces, 1 handicap space, and 8 loading/unloading

spaces. During normal school operations the observed maximum use of this parking lot is 9 vehicles (60% capacity).

The Dining Hall Lot (Parking Lot 2) has a current maximum capacity of 68 parking spaces, including 66 regular spaces and 2 handicap spaces. During normal school operations the observed maximum use of this parking lot is 50 vehicles (74% capacity).

The Auditorium Lot (Parking Lot 3) has a current maximum capacity of 226 parking spaces, including 218 regular spaces and 8 handicap spaces. During normal school operations the observed maximum use of this parking lot is 25 vehicles (11% capacity). Full house auditorium events use up to 230 spaces, overflowing to adjacent lots.

The Gym Lot (Parking Lot 4) has a current maximum capacity of 80 parking spaces, including 78 regular spaces and 2 handicap spaces. During normal school operations the observed maximum use of this parking lot is 35 vehicles (44% capacity). Packed gym events use up to 100 parking spaces, overflowing to adjacent lots.

Eastern Mennonite Elementary School is currently located offsite and uses up to 15 parking spaces during normal school operations. Additionally, there is a 480-foot-long one-way lane queuing as many as 24 vehicles during student pick-up and drop-off times.

The proposed on-campus Elementary School is expected to use up to 20 parking spaces during normal school operations, up to 90 parking spaces for K-5 school events, and a 25-vehicle pick-up / drop-off queuing drive length.

The proposed Master Plan update includes expansion and/or reconfiguration of the existing parking lots and drives, as well as new internal traffic patterns. It also includes a one way drive to the south of the current EMS building, to serve as the Elementary School's queuing lane for student pick up and drop off.

Based on the parking use analysis provided above, EMS believes that a total of 135 parking spaces will satisfy all the school current and projected parking needs.

The proposed parking spaces provided are shown on the Master Plan as follows:

- Parking Lot 1: 28 spaces with 2 handicap spaces
- Parking Lot 2: 69 spaces
- Parking Lot 3: 200 spaces with 8 handicap spaces
- Parking Lot 4: 84 spaces with 4 handicap spaces
- Parking Lot 5: 23 spaces with 11 bus/truck spaces
- Parking Lot 6: 6 spaces with 2 handicap spaces

Parking Lot 4 will be shared by the proposed Elementary School and the current and expanded Gym.

Parking Lot 6 will be used for temporary parking and will not be counted towards the Elementary School parking needs.

EMS has determined that the combined parking requirements for all Elementary, Middle, and High Schools will be 135 parking spaces. The total parking provided will be 410 spaces.

EMS requests that the proposed Master Plan be allowed to deviate from required parking landscape for new parking areas. Landscape will be installed near the parking lots instead of internal to the parking lots as required by the parking ordinance.

Access easements and/or shared use parking agreements will be provided for Virginia Mennonite Missions Board to allow access to their parking lot, located adjacent to the north of the proposed Elementary School; and for Eastern Mennonite University to allow access to their parking lot, located adjacent to the west of the EMS property.

Item 4:

The general use of major existing and proposed open spaces within the site and specific features of the plan such as screening, buffering or retention of natural areas, which are intended to enhance compatibility with adjacent and nearby properties.

A large portion of the EMS property is utilized for athletic fields, as well as areas of conserved open space or riparian buffers located along the eastern and western boundary lines.