CASE NUMBER: SPC-2019-0608A  
ZAP DATE: 06/23/2020

PROJECT NAME: Waterloo School Austin CUP

ADDRESS: 1511 S Congress Avenue

APPLICANT: Congress Avenue Baptist Church  
1511 S Congress Avenue  
Austin, TX 78704  
(512) 916-9940

AGENT: Vincent Gerard and Associates (Vincent Huebinger)  
1715 S Capital of TX Highway  
AUSTIN, TX 78746  
(512) 328-2693

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

WATERSHED: East Bouldin Creek (Urban)

NEIGHBORHOOD PLAN: South River City

PROPOSED DEVELOPMENT:
The applicant is proposing a Private Secondary Educational Facility in an SF-3-NCCD-NP zoning district.

SUMMARY STAFF RECOMMENDATION:
Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT ON SITE PLAN:
The applicant proposes a Private Secondary Educational Facility in an SF-3-NCCD-NP zoning district. Private secondary educational facilities are a conditional use within SF-3 zoning districts, according to Land Development Code Section 25-2-491. Therefore, Land Use Commission review and approval is required.

The site is already developed. The site plan consists of the proposed Secondary Educational Facility use only.

A “Traffic Circulation Analysis & Access Management Plan for Waterloo School” was prepared by the Austin Transportation Department, and is included herein.

PROJECT INFORMATION:

<table>
<thead>
<tr>
<th>SITE AREA</th>
<th>2.01 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>CS-CO-NCCD-NP / SF-3-NCCD-NP</td>
</tr>
<tr>
<td>PROPOSED USE</td>
<td>Private Secondary Educational Facility</td>
</tr>
<tr>
<td>EXISTING PARKING</td>
<td>87 vehicle spaces (4 ADA), 5 bicycle spaces</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Bike Austin
- Bouldin Creek Neighborhood Association
- Christ Lutheran Church
- Friends of Austin Neighborhoods
- Grace Methodist Church
- Greater South River City Combined Neighborhood Plan
- Contact Team
CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:
1. Comply with the requirements of this title; Staff response: This application complies with the requirements of this title.

2. Comply with the objectives and purposes of the zoning district; Staff response: This application complies with the objectives and purposes of the zoning district.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.

4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.

5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:
1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.

2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.

3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.
The Transportation Development Services (TDS) division has reviewed the Traffic Circulation Analysis & Access Management Plan (received June 5, 2020) for the above referenced case. The site is currently zoned SF-3-NCCD-NP. The site plan is requesting a conditional use permit to use an existing school building as a private secondary education facility. The 6,010.5 SF building is located in south Austin at 1511 S. Congress Ave and has three existing driveways, two on Elizabeth Street and one on Nickerson Street.

**Trip Generation**

Based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, the proposed development will generate 304 vehicle trips per day. See Table 1 for a trip generation summary.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Daily Trips</th>
<th>AM</th>
<th>PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>High School (ITE 530)</td>
<td>150 Students</td>
<td>304</td>
<td>78</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Enter 52</td>
<td>Exit 26</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>304</td>
<td>78</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Enter 52</td>
<td>Exit 26</td>
</tr>
</tbody>
</table>

**Assumptions**

The Waterloo School shall always manage site traffic and queuing to occur onsite and not spillback onto the surrounding city roads. To ensure this, the Waterloo School will enforce zip-code and regional based vehicle allotments, CapMetro incentives, and staggered start times. The staggered start times will go in to effect when the school exceeds 90 enrolled students in order to spread arrival times and minimize impacts to adjacent streets. Class start times are as follows:
• 9th Grade 8:45-9:00 AM
• 10th Grade 9:00-9:15 AM
• 11th and 12th Grades 9:15-9:30 AM

Exhibit 1 shows the queueing and access management for the drop-off operations. The exhibit shows enough on-site queueing space for 29 cars. This should be sufficient to fit the maximum cars at once as shown in Table 1 (AM Peak; 26 cars). The driveway on Nickerson Street will be used as faculty and student driver entry and the driveway on Elizabeth Street will be used as the parent entry and student drop-off.

Table 2 shows the expected transportation mode breakdown.

<table>
<thead>
<tr>
<th>Mode</th>
<th>% of Students</th>
<th># of Students at Full Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Metro</td>
<td>30%</td>
<td>45</td>
</tr>
<tr>
<td>Parent Carpoolels</td>
<td>16%</td>
<td>24</td>
</tr>
<tr>
<td>Parent Drop Offs</td>
<td>16%</td>
<td>24</td>
</tr>
<tr>
<td>Student Drivers</td>
<td>36%</td>
<td>54</td>
</tr>
<tr>
<td>Walk &amp; Bike</td>
<td>2%</td>
<td>3</td>
</tr>
</tbody>
</table>

**Recommendations/Conclusions**

Based on the proposed site traffic, the Waterloo School will be able to contain the queueing onsite. ATD’s approval of this conditional use permit is based upon the following conditions to which the applicant (Waterloo School) shall adhere to:

1. To accommodate students, parents, and staff walking safely to/from the school and the shared parking lot across the street, the applicant will be solely responsible for the construction of ADA compliant curb ramps at the northwest and southwest corners at the intersection of Elizabeth Street and Nickerson Street. These improvements shall be constructed within one year of the approval of the conditional use permit.

2. If the land uses or intensities proposed in Table 1 are modified, the applicant shall notify ATD. A reassessment of the queueing and access management study may be required.

3. If the Waterloo School is unable to adhere to the assumptions in the queueing and access management study at any time, the applicant must resolve the issue(s) by meeting with ATD staff to assess.
If you have any questions or require additional information, please contact me at 974-4073.

Nazlie Saeedi, P.E.
Transportation Development Engineer – Central Lead
Austin Transportation Department
June 15, 2020

Planning Commissioners
c/o Denise Lucas, Director
City of Austin
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Conditional Use Permit Application - Waterloo School Austin - 1511 S. Congress Avenue SP-2019-0608 A

Ms. Lucas,

We are respectfully submitting an application for a Conditional Use Permit at the above address, on behalf of the land owner, The Church on Congress Avenue. The attached aerial map demonstrates the existing and proposed uses on the property. The current sanctuary building was constructed around 1969, and the educational annex (see picture below) was constructed between 1940 and 1958. This is according to historical aerial imagery. The educational annex building is the proposed location for the Conditional Use Permit, based on the current zoning on that parcel of SF-3. Although it has always been used as an educational facility, no Certificates of Occupancy for the structure are available. The eastern half of the lot is zoned SF-3-NCCD-NP and a Conditional Use Permit is required for a Private Secondary Educational Use (Grades 9-12) in this type of zoning district. The requested Maximum enrollment with Waterloo is no greater than 150 students.

We have obtained an approval from City transportation engineers for a Shared Parking Analysis within this submittal package, which depicts the uses and parking requirements for this property. There is ample parking on site to meet parking requirements for each existing and proposed use during their peak uses. A traffic study with existing AM and PM trips on the surrounding streets has been prepared and approved by Austin Traffic engineers. The proposed use will not increase the neighboring street traffic, based on the trips, calculations and report. There is also on-street parking around the entire block. The proposed Private Secondary Educational Facility will not negatively impact the subject property, nor adjacent properties. There are 2 conditions for the final approval, both being due by the 1-year anniversary of the project obtaining a Certificate of
Occupancy (“life, safety”). One is to repair the existing Handicapped ramp at the SW corner of Nickerson @ E. Elizabeth street and the other to install a new HC curb ramp on the NW corner of the same Nickerson & E Elizabeth Street intersection. Waterloo has agreed to those conditions for approval.

The project was submitted to the SRCC neighborhood association & on February 3rd, the Neighborhood association almost unanimously approved the application & change (reapplication) of Use. Please don’t hesitate to contact our office with any questions. We appreciate your consideration.

Best Regards,

Vincent G. Huebinger

Xc: Shannon Halley CM Tovo’s office, District 9
Craig Doerksen, Waterloo School Administrator
Phased Agreement Improvements
Curbs Ramps 1 & 2
SW & NW Corners of E. Elizabeth & Nickerson Street
To be based on enrollment
-120 Students - triggers improvements that semester
or 2 years after date of certified occupancy 2022

1 Year after the approval of the CUP

Preschool has different hours of drop-off
(7-7:30 AM) and pickup, conflicts will be minimal
for Waterloo School traffic (8:30-8:45 AM drop off).

Staggered Class Times:
8:45 AM - 50 students
9:00 AM - 50 students
9:15 AM - 50 students

Transportation/Traffic Circulation Analysis

Exhibit 1
LAND USE SITE PLAN
WATERLOO SCHOOL

PRIVATE SECONDARY EDUCATION FACILITY
(NO CONSTRUCTION APPROVED BY THIS SITE PLAN)

DATE
DECEMBER 31, 2019

SITE ADDRESS
1511 SOUTH CONGRESS AVE
AUSTIN, TX 78704

LEGAL DESCRIPTION
LOTS 1-10, BLOCK 18, RESUBMISSION OF
BLOCK 18, SINEMIA ADDITION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN
VOL. 3, P. 163, TRAVIS COUNTY PLAT RECORDS.

SITE INFORMATION
JURISDICTION: CITY OF AUSTIN, TEXAS 78704
TRAVIS COUNTY
EXISTING USE: RELIGIOUS ASSEMBLY/COMMERCIAL/DAYCARE
PROPOSED USE: RELIGIOUS ASSEMBLY/COMMERCIAL/DAYCARE/
PRIVATE SECONDARY EDUCATION FACILITY

NO PART OF THE TRACT IS WITHIN THE EDWARDS AQUIFER.
SITE IS SUBJECT TO WATERSHED PROTECTION REGULATIONS.
SITE IS WITHIN THE BOLDOIN CREEK WATERSHED, AN URBAN WATERSHED

OWNER
CONGRESS AVENUE BAPTIST CHURCH
1511 S CONGRESS AVE
AUSTIN, TEXAS 78704-2436

ZONING
CS-CO-NCCD-NP
SF-3-NCCD-NP

SITE DATA TABLE
PARCEL ID: 0300010109
GRID: MJ20
SITE AREA: 87,610 SQ. FT. / 2.0112 ACRES
EXISTING USES: MIXED USE, RELIGIOUS ASSEMBLY, DAYCARE
EXISTING WATERSHED: EAST BOULDIN CREEK
IMPERVIOUS COVER - AVERAGE 74.07%*
BUILDING (SCHOOL) TOTAL: 17,931 SQ. FT.
SECOND FLOOR: 5,977 SQ. FT.
FIRST FLOOR: 5,977 SQ. FT.
THIRD FLOOR: 5,977 SQ. FT.
MAX. IMPERVIOUS COVER: PER STANDARD CS ZONING: 95%
IMPERVIOUS COVER - CS-CO-NCCD-NP: 56.57% 24,863 SF
IMPERVIOUS COVER - SF-3-NCCD-NP: 91.58% 39,983 SF

EXISTING ADDITIONAL USE: PRIVATE SECONDARY EDUCATION (GRADES 9-12)
PROPOSED ADDITIONAL USE: PRIVATE SECONDARY EDUCATION (GRADES 9-12)

LEGAL DESCRIPTION
LOTS 1-10, BLOCK 18, RESUBMISSION OF
BLOCK 18, SINEMIA ADDITION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN
VOL. 3, P. 163, TRAVIS COUNTY PLAT RECORDS.

SITE NAME:
CONGRESS AVENUE BAPTIST CHURCH OF AUSTIN
WATERLOO SCHOOL AUSTIN

PLANNER:
VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 326-2693
VINCE HUEBINGER

RELATED CASES:
C14-2009-0032
2013-101975- BP
04-2012-1184
2011-028812 SR
NFA-2009.0022.01

REVISIONS
NO.  NUMERIC
DESCRIPTION
SHEET REQUIRED AMEND
SHEET REQUIRED SPC
SHEET NUMBER
SHEET PERSON
REVISIONS

APPROVAL OF THESE PLANS MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS
RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

SPC-2019-0608A

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1511 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78704
(512) 328-2693 - *vincje@vincentgerard.com
NOTE:
1. SCHOOL BUILDINGS EXISTING. NO NEW CONSTRUCTION WILL OCCUR WITH
   THIS PROJECT.
2. THE INTERNEEDED IS EXIT BOLTED OPEN AND IS CLASSED AS AN URBAN
   STREET.
3. NORTHLAND OF THIS PROJECT SITE FALLS WITHIN A 50' HIGH FLOOD PLAIN
   AREA ACCORDING TO REGULATORY EMERGENCY MANAGEMENT AGENDA (RM)
   NATURAL HAZARD STUDY PLANNING AND ENVIRONMENTAL ASSESSMENT
   (RAE).
4. MESSILLLE FOR THIS COUNTY TAKE DISTRICTS AND IMPACTED SPACES.
5. NO PLANS FOR RESIDENTIAL IMPLEMENTATION ARE CONSIDERED IN
   THIS DEVELOPMENT.
6. THERE IS NO CONSTRUCTION ASSOCIATED WITH THIS PROJECT.
7. THIS SITE IS LOCATED WITHIN A WATER QUALITY TRANSITION ZONE OR A
   TERRITORY WATER QUALITY AREA ACCORDING TO THE TERRITORY
   WATER QUALITY ZONE (E23). CONSIDER WITH THE BOUNDARY OF THE CUL
   TURALLY DESIGNED HIGHWAY PLAIN.
8. THIS SITE IS ALSO LOCATED WITHIN A CONDENSED AQUIFER RESTRICTIVE
   ZONE, CONDUCTING, OR DIRECTLY OR INDIRECTLY ACCESSIBLE TO A
   CIVILIAN WATER SUPPLY. THE SITE IS NOT LOCATED IN THE AUSTIN OR
   DRESSER WATERFRONT.
9. THE SITE IS LOCATED OF THE SEIZED ZONES (RESTRICTIONS), COMMERCIAL, AND
   GYMNASTIC, FAMILY, AND OTHER USES (USE LIGHT USES).
10. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATE COMPLIANCE
   WITH TRANSPORTATION CITY REGULATIONS ONLY. COMPLIANCE WITH
   ACCESSIBILITY STANDARDS SUCH AS THE CITY STANDARDS FOR ACCESSIBLE
   DESIGN IN THE 2012 TEXAS ACCESSIBILITY STANDARDS HAS NOT BEEN
   VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL
   ACCESSIBILITY STANDARDS.
11. ACCESSIBILITY PARKING MUST BE IDENTIFIED BY A CITY OR STATE
   OR RESTRICTIVE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS
   HAS NOT BEEN
   VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL
   ACCESSIBILITY STANDARDS.
12. TRAFFIC CONTROL NOTE:
   a) INTERSECTION LIGHTING MUST BE PLACED ON THE ADJACENT SIDE OF
      THAT THE LIGHT
   b) A HIGHLY REFLECTIVE SURFACE, INCLUDING REFLECTIVE GLASS AND A
      REFLECTIVE SURFACE PHASE, THAT IS HARDWARE IMPLANTED TO?
   c) A PERMANENTLY PLACED REFUSE RECEPTACLE, INCLUDING A DUMPSTER, MAY
      NOT BE LOCATED ON THE PROPERTY.
   d) NO PART OF THIS PROJECT SITE FALLS WITHIN A 100-YEAR  FLOOD HAZARD
      ZONE ACCORDING TO COA MAPS. THE CRITICAL
   e) THE WATERSHED IS EAST BOULDIN CREEK AND IS CLASSIFIED AS AN URBAN
      WATERSHED.
   f) THIS NOTE IS BEING PLACED TO THE PLAN SET IN THE SITE PLAN
      OF THE RESIDENTIAL TRAFFIC CONTROL PLAN TO THE SITE PLAN OR
      POSSIBILITIES THAT BE ASSIGNED TO THE CITY OF AUSTIN
      APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE
      OF THE MOST CURRENT VERSION
   g) THIS SITE IS LOCATED WITHIN THE 101-YEAR  FLOOD HAZARD ZONE
      ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

COMPLIANCE:
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS
   REQUIRED BY THE CITY OR STATE OR RESTRICTIVE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS
   HAS NOT BEEN
   VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL
   ACCESSIBILITY STANDARDS.
2. SITE PLAN REVISIONS OR CORRECTIONS AND APPRAISEMENT OF THE DEVELOPMENT SERVICES DEPARTMENT
   APPROVAL. APPROVAL OF THE SITE PLAN DOES NOT ASSESSING ANY IMPROVEMENTS REQUIRED BY THE CITY OF AUSTIN
   定式的計劃的P
   定式的計劃的P
   定式的計劃的P
   定式的計劃的P

3. ALL MATERIALS SHOWN ON THE PLANS ARE CONSIDERED TO BE COMPLIANCE WITH THE CITY OF AUSTIN
   REQUIREMENTS.
4. ALL DRAWINGS SHOWN ON THE PLAN ARE CONSIDERED TO BE COMPLIANCE WITH THE CITY OF AUSTIN
   REQUIREMENTS.
5. NO PART OF THIS PROJECT SITE FALLS WITHIN A WATER QUALITY TRANSITION ZONE OR A
   TERRITORY WATER QUALITY AREA ACCORDING TO THE TERRITORY
   WATER QUALITY ZONE (E23). CONSIDER WITH THE BOUNDARY OF THE CUL
   TURALLY DESIGNED HIGHWAY PLAIN.
6. THIS SITE IS LOCATED WITHIN A CONDENSED AQUIFER RESTRICTIVE
   ZONE, CONDUCTING, OR DIRECTLY OR INDIRECTLY ACCESSIBLE TO A
   CIVILIAN WATER SUPPLY. THE SITE IS NOT LOCATED IN THE AUSTIN OR
   DRESSER WATERFRONT.

7. TRAFFIC CONTROL NOTE:
   a) INTERSECTION LIGHTING MUST BE PLACED ON THE ADJACENT SIDE OF
      THAT THE LIGHT
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      APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE
      OF THE MOST CURRENT VERSION
   g) THIS SITE IS LOCATED WITHIN THE 101-YEAR  FLOOD HAZARD ZONE
      ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

8. TRAFFIC CONTROL NOTE:
   a) INTERSECTION LIGHTING MUST BE PLACED ON THE ADJACENT SIDE OF
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      APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE
      OF THE MOST CURRENT VERSION
   g) THIS SITE IS LOCATED WITHIN THE 101-YEAR  FLOOD HAZARD ZONE
      ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
TRANSPORTATION/TRAFFIC CIRCULATION ANALYSIS

STAGGERED CLASS TIMES
8:45AM - 50 STUDENTS
9:00AM - 50 STUDENTS
9:15AM - 50 STUDENTS

PRESCHOOL HAS DIFFERENT HOURS OF DROP-OFF (7-7:30 AM) AND PICKUP; CONFLICTS WILL BE MINIMAL FOR WATERLOO SCHOOL TRAFFIC (8:30-8:45 AM DROP OFF).