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TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00



MEMORANDUM

To: City of Dallas Transportation Development Services

From: Steve E. Stoner, P.E., PTOE

CC: Warren Ellis – JSA Development Group, LLC

Pastor Charles and Christie Dade – Genesis Child Care Center

Date: October 13, 2022

Subject: **Traffic Management Plan for the Proposed Genesis Child Care Center**
PK #1345-22.612

BACKGROUND

The services of Pacheco Koch (PK) were retained by Genesis Child Care Center (GCCC) to prepare a Traffic Management Plan (TMP) required by the City of Dallas relative to the proposed rezoning of the subject property located at 8910 S Polk Street—in the southeast quadrant of the intersection of S Polk Street and Beckleymeade Avenue. GCCC is a proposed childcare facility that is anticipated to have a licensed capacity of up to 70 children. A site plan and site location map are attached.

EVALUATION

Existing Facility

GCCC operates an existing childcare facility at 801 W Kiest Boulevard. The existing facility has a licensed capacity of 33 children, and hours of operation are 6:30 AM-6:00 PM. Children may arrive and depart at any time during hours of operation, but typical peak arrival times are between 7:00-9:00 AM and peak departure times are between 4:00-5:30 PM. PK conducted observations of traffic characteristics at the existing facility during the peak morning drop-off and afternoon pick-up periods on October 7 and 11, 2022, at which times up to 25 children were present. During both drop-off and pick-up, pre-authorized parents or guardians must park their vehicles and walk the children in/out to register arrival/departure. On school days, the operators of the facility also transport some children to/from nearby schools using passenger vans.

During the morning observations, the observed maximum number of vehicles simultaneously on site was approximately four (4) vehicles, including two (2) staff vehicles. During the afternoon pick-up time, the observed maximum number of vehicles simultaneously on site was approximately

seven (7) vehicles, include three (3) staff vehicles and one (1) passenger van. The average dwell time of each parent/guardian was less than five (5) minutes.

Proposed Facility

The proposed facility on S Polk Street is anticipated to operate in the same manner as the existing facility but with a larger licensed capacity. It is estimated that approximately seven (7) staff may simultaneously be on site at one time.

The proposed site will provide two driveways—the driveway on Beckleymeade will be for entry only and the driveway on Polk will be for exit only. Other than within the eleven-space parking lot, traffic flow through the site will be one-way from Beckleymeade to Polk. Upon entry, parents/guardians will be expected to briefly parallel park along an internal curb adjacent to the front and side of the building while dropping off or picking up children. Staff will be available to assist children entering and exiting their vehicles. The reception area (i.e., "front door") of the building will be located on S Polk Street frontage as far south as possible in order to encourage loading/unloading in locations that maximizes internal queue length. The proposed site plan accommodates approximately 215 linear feet of on-site queuing in a single row, plus another 175 linear feet of overflow queue in the bypass lane. Additionally, at least a couple of parking spaces in the parking lot will be available for parents that may require extra time.

By extrapolating the observed maximum number of vehicles simultaneously on site at the existing facility, the proposed facility is anticipated to have a maximum queue of up to 8.4, or nine (9), parent/guardian vehicles on site simultaneously. At 23.5 linear feet per vehicle (including gaps), this maximum queue equates to approximately 212 linear feet.

CONCLUSION

The proposed site for the Genesis Child Care Center will provide an on-site queue lane for nine (9) parent/guardian vehicles plus overflow for at least seven (7) more vehicles in the bypass lane. This design is anticipated to accommodate the anticipated maximum of up to nine parent/guardian vehicles on site simultaneously.

In order to minimize risk of the queue of parent-/guardian- vehicles from extending into Beckleymeade Avenue, the following measures are recommended:

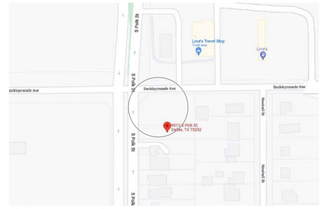
1) GCCC should provide verbal, written, and graphical instructions to parents/guardians at orientation, and periodically thereafter, for the intended on-site traffic circulation and parking protocols for child drop-off and pick-up. These instructions shall include being efficient, cooperative, and mindful of safety and traffic flow through the site. During peak drop-off and pick-up times, available GCCC staff should be stationed at the preferred loading/unloading areas to facilitate safe and efficient child loading/unloading so as to avoid queue spillback onto Beckleymeade Avenue.

2) If the queue of parent-/guardian- vehicles extends or is anticipated to extend to Beckleymeade Avenue, GCCC staff should take the initiative to direct vehicles to briefly form a second queue line in the by-pass lane until the queue dissipates. However, child loading/unloading should only occur from the curb lane adjacent to the building. Any staff directing traffic from within the internal roadway should wear appropriate gear, including safety vests, and carry reversible "STOP/GO" paddleboard signs. GCCC staff should not operate in the public right-of-way.

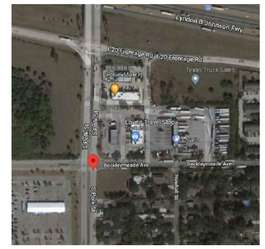
END OF MEMO

LEGEND	
	EXISTING TREE
→	FLOW DIRECTION

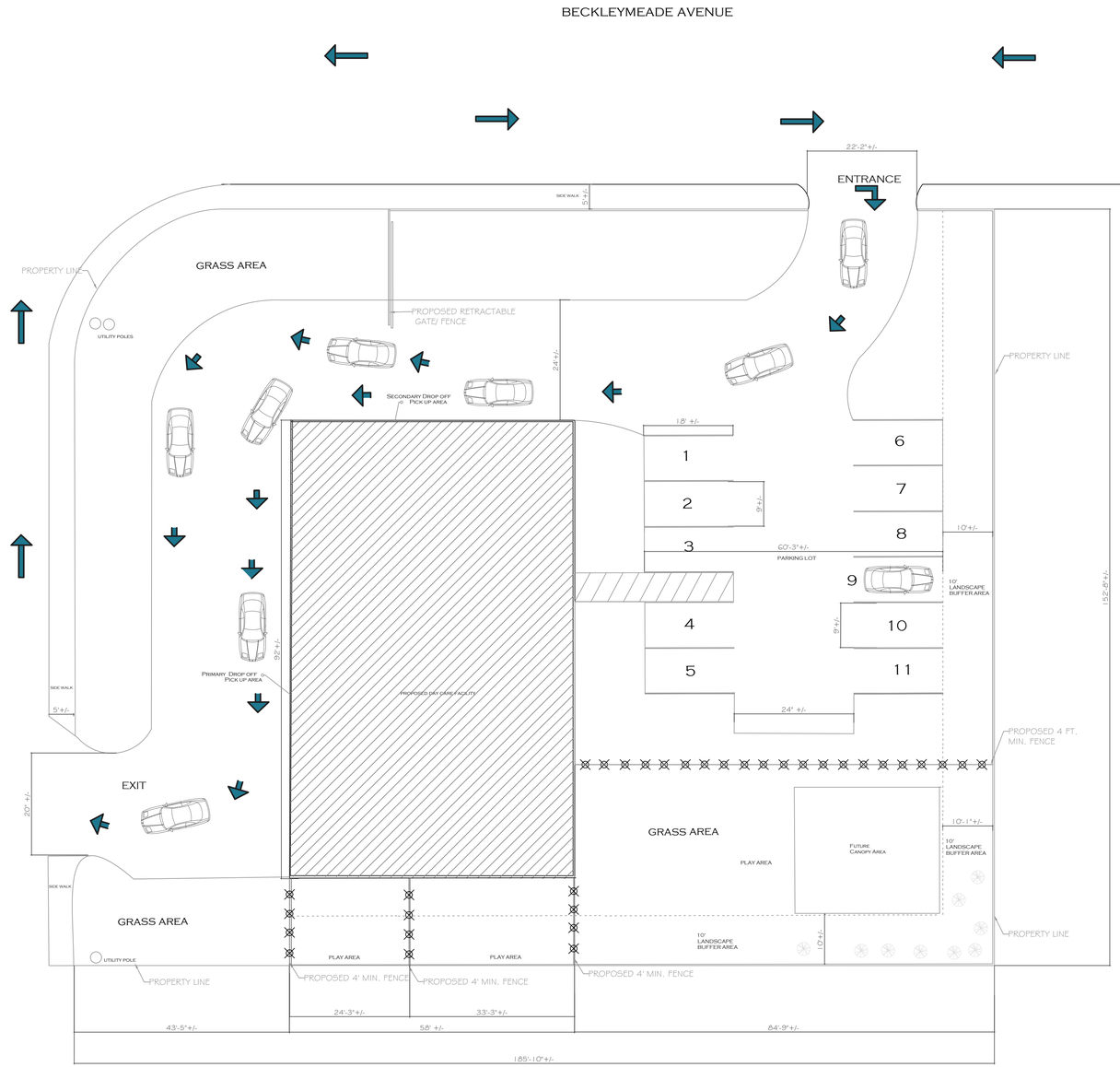
AREAS	SQ.FT
LAND	28886.351
EXISTING STRUCTURE	NONE
Proposed Child care Facility	3500
PLAY AREA	3879.25



AREA MAP



AERIAL MAP



N

SITE PLAN

3/32"=1'-0"

PROJECT : GENESIS

DORIANBAHR®

Genesis Child Care Center

Dorian Bahr| Dorian Development

909 business parkway,Richardson, TX.75081

214.698.9936

DATE DRAWN: 04/26/2022

DATE	REVISON	INITIAL
05/02/22	REV 1	LG
08/21/22	REV 2	SD
08/22/22	REV 3	SD
09/01/22	REV 4	SD
09/30/22	REV 5	SD
10/13/22	REV 5	SD

DORIAN DEVELOPMENT

ARCHITECTURE PLANNING DESIGN

Case #

Z212-264



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EXHIBIT 1 - SITE LOCATION MAP

Traffic Management Plan - Genesis Child Care Center

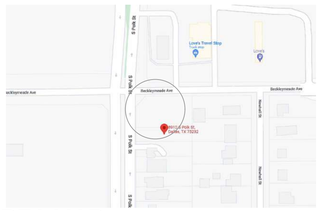
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	EXISTING TREE
→	FLOW DIRECTION
AREAS	**SQ.FT**
LAND	28886.351
EXISTING STRUCTURE	NONE
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Single-lane On-Site Queue Length (scaled from Site Plan by PK)

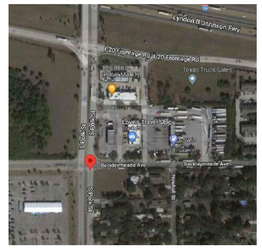
By-Pass Lane/Potential Overflow Queue Length (scaled from Site Plan by PK)

Exhibit 2. On-Site Drop-Off/Pick-Up Queue

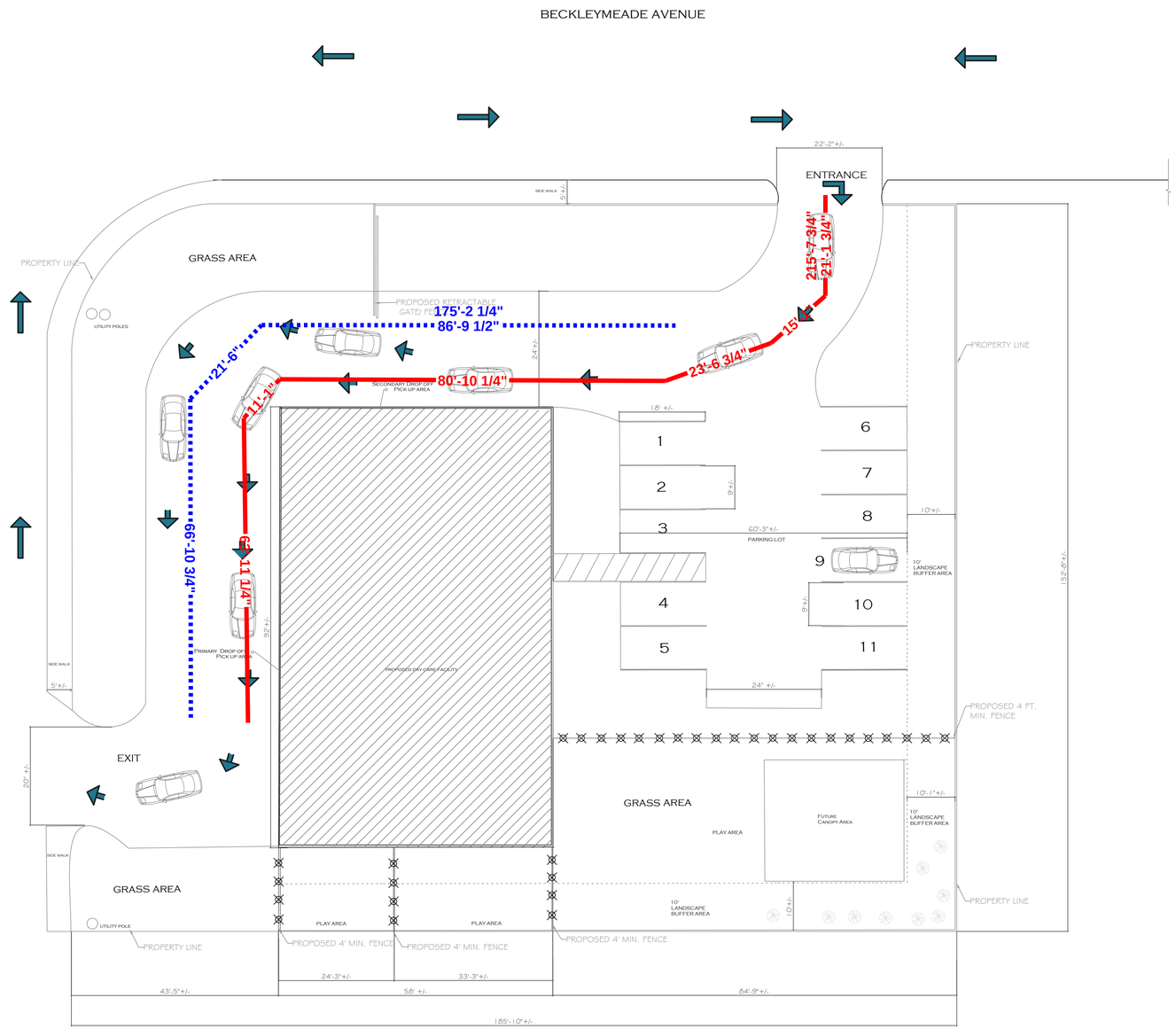
(Site Plan prepared by others)



AREA MAP



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