**October 23, 2019**
PK# 2592-19.162
Z189-354

# SCHOOL TRAFFIC STUDY

*Project:*
**DISD North Dallas High School**
*In Dallas, Texas*

*Prepared for:*
***City of Dallas***

*On behalf of:*
**Dallas Independent School District**

*Prepared by:*

Hunter W. Lemley, P.E.

STATE OF TEXAS
HUNTER W. LEMLEY
125343
LICENSED
PROFESSIONAL ENGINEER

Pacheco Koch

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TX. REG. SURVEYING FIRM LS-100080-00

# EXECUTIVE SUMMARY

The services of **Pacheco Koch** were retained on behalf of the **Dallas Independent School District** to prepare a City of Dallas School Traffic Assessment for *DISD North Dallas High School* (the "School") located at 3120 N Haskell Ave in Dallas, Texas. The school will consist of 1,050 students in grades 9th through 12th.

To facilitate implementation of the site improvements, DISD is seeking to amend the Planned Development District for the subject property. The purpose of this report is to address specific traffic-related concerns of the City Staff regarding the School. The parameters used in this study are specifically related to schools that have been requested by City Staff.

Based upon the analyses performed herein, Pacheco Koch developed the following recommendations.

FINDING: The school operates with a conventional loading protocol (no staff assistance). Parent pick-up and drop-off activities currently occur on McKinney Avenue, Haskell Avenue and Cole Avenue, adjacent to the existing school building.

*NOTE: Parent drop-off activity in the morning peak has a similar protocol as the parent pick-up in the afternoon. Parent drop-off in the morning peak occurs on the northbound curbside at the pick-up/drop-off recessed area on-site in front of the school building and has negligible impact to traffic and pedestrian operations off-site. Generally, excessive traffic delays and queuing were not evident during school morning peak.*

FINDING: Existing sidewalks along both sides of McKinney Avenue, Haskell Avenue and Cole Avenue (areas fronting the school property) were observed to be in adequate condition and continuous with no gaps.

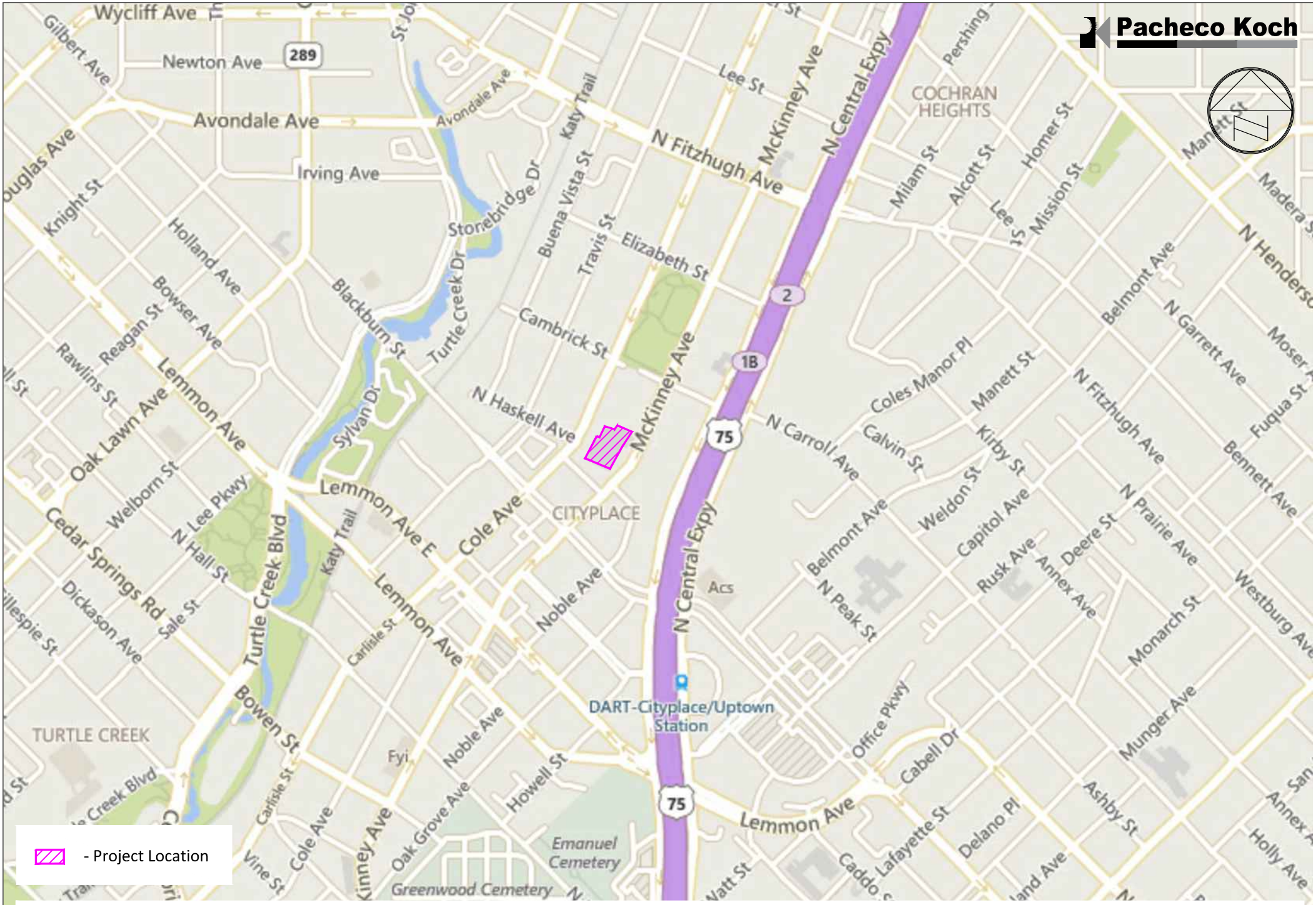
FINDING: Existing Dallas Area Rapid Transit (DART) Bus Stops were observed to be located on McKinney Avenue and Cole Avenue. The DART Bus Stops were also observed to be adequate walking distance from the proposed location of the school building.

- RECOMMENDATION: Designate drop-off/pick-up queueing and loading such that bus circulation utilizes Haskell Avenue. Parent vehicular circulation to occur along Cole Avenue and McKinney Avenue.

- RECOMMENDATION: It is recommended that parent drop-off in the morning peak follows the afternoon pick-up afternoon.

NOTE: This traffic study complies with the recommendations of the latest Traffic Management Plan and Signage Plan in separate documents for DISD North Dallas High School.

*END*




# Site Location Map

*North Dallas High School, Dallas, Texas*

PK 2592-19.162 (AJV: 10/23/19)

EXHIBIT **1**

## VICINITY MAP

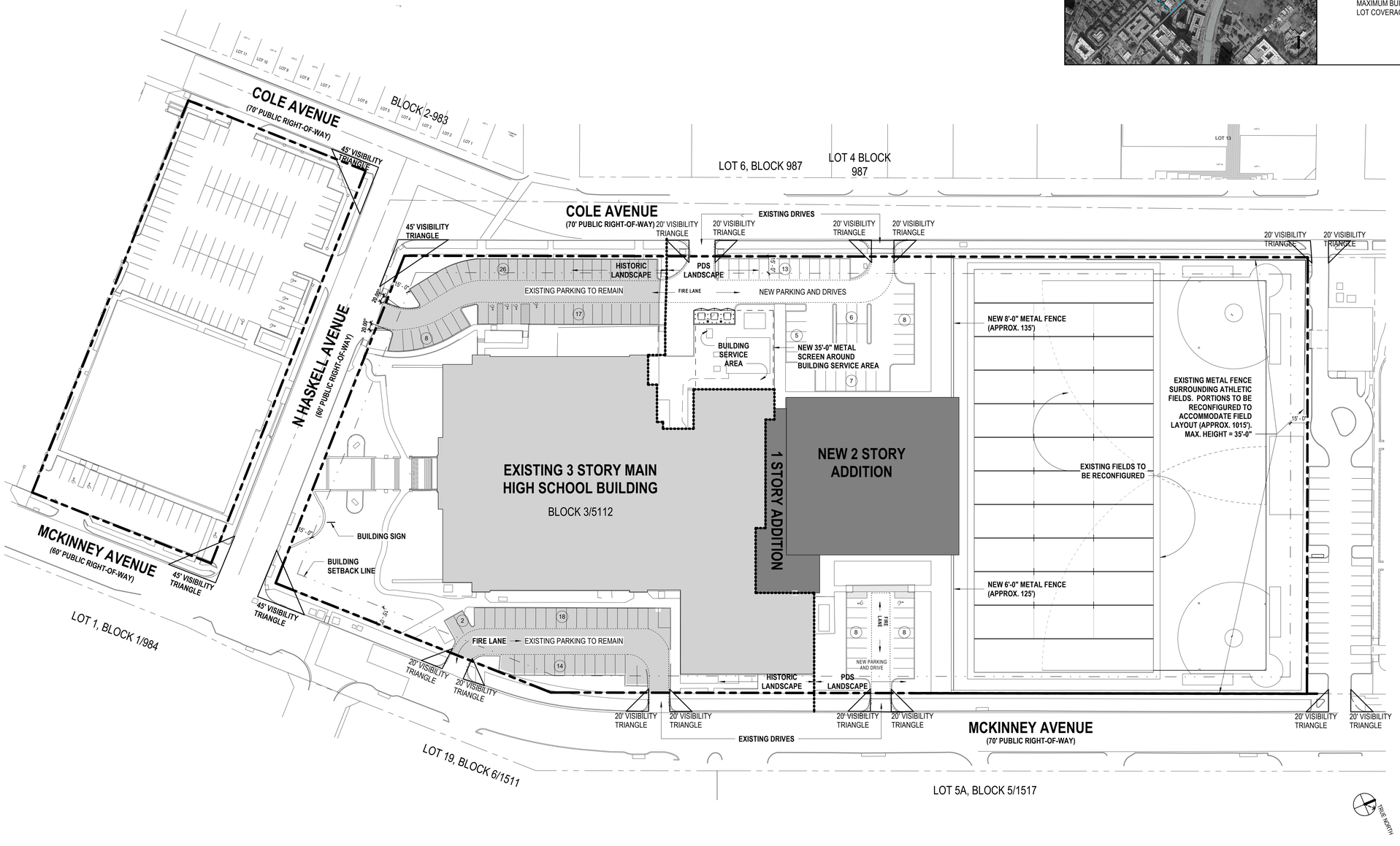

## SITE MAP


## DEVELOPMENT PLAN LEGEND

- EXISTING PARKING TO REMAIN
- EXISTING BUILDING FOOTPRINT
- NEW BUILDING FOOTPRINT
- PROPERTY LINE
- EASEMENT, BUILDING SETBACK & R.O.W.
- FIRE LANE

## DATA TABLE

| | |
|---|---|
| EXISTING PARKING | 133 |
| PARKING SPACES REMOVED | - 48 |
| NEW PROPOSED PARKING | + 48 |
| TOTAL PARKING ON SITE | 133 |
| SITE AREA | 330,535 sq. ft. |
| EXISTING FLOOR AREA | 160,000 sq. ft. |
| PROPOSED FLOOR AREA | 50,000 sq. ft. |
| MAXIMUM BUILDING HEIGHT | 85 ft. |
| LOT COVERAGE | 28% |




1 DEVELOPMENT PLAN
1" = 40'


Perkins&Will

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DALLAS, TEXAS 75201
t (214)283-8706
www.perkinswill.com


**CONSULTANTS**

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RICHARDSON, TEXAS 75082

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DALLAS, TEXAS 75219

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B&H ENGINEERS
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1708 NORTH GRIFFIN STREET
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2655 VILLA CREEK DRIVE, STE. 233
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HISTORIC PRESERVATION
ARCHITEXAS
1907 MARILLA ST. 2ND FLOOR
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ROOFING
DRYTEC
8750 N. CENTRAL EXWY, STE. 1730
DALLAS, TEXAS 75231

ACOUSTICS
dP(A) ACOUSTICS
9319 LBJ FWY, STE. 216
DALLAS, TEXAS 75243

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
**SEPTEMBER 13, 2019**

**PROJECT**

**NORTH DALLAS HIGH SCHOOL**
3120 N. HASKELL AVE.
DALLAS, TEXAS 75204

**DALLAS ISD**
9400 N. CENTRAL EXWY.
DALLAS, TEXAS 75231

**KEYPLAN**

**ISSUE CHART**

| MARK | ISSUE | DATE |
|---|---|---|
| Job Number | | 143130.000 |
| Drawn | | PW |
| Checked | | PW |
| Approved | | PW |

**TITLE**

**DEVELOPMENT PLAN**

**SHEET NUMBER**

**G05-01**



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# SCHOOL TRAFFIC ASSESSMENT
# DISD North Dallas High School
Dallas, Texas

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Table 1. School Enrollment Summary

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Exhibit 1. Site Location and Study Area Map

# INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by Masterplan on behalf of **Dallas Independent School District** (DISD) to prepare a City of Dallas School Traffic Assessment for DISD North Dallas High School ("the School") located at 3120 N Haskell Ave in Dallas, Texas. A proposed site plan for the Project, prepared by Perkins&Will, and a site location map (**Exhibit *1***) are provided following the EXECUTIVE SUMMARY section of this report.

To facilitate implementation of the site improvements, DISD is seeking to amend the Planned Development District for the property. As part of application process for this request, submittal of a Traffic Assessment by the Applicant to the Approving Agency is required.

This study was prepared by traffic engineers at Pacheco Koch (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

## *Purpose*

The purpose of this report was to assess the public street network in the vicinity of the subject site, identify potential safety concerns or traffic flow inefficiencies, and to recommend measures to mitigate such concerns. A traffic study is an engineering study prepared for a specific project under the supervision of a licensed engineer skilled in the principles of traffic and transportation engineering and planning. All recommendations are the opinion of the Engineer and are subject to the acceptance and customary review/approval processes of the respective agency.

This traffic study is not a detailed site plan review nor a substitute for local or regional transportation planning.

## *School Description*

The school consists of an existing high school with grades 9th through 12th.

School starts at 9:05 AM and ends at 4:20 PM. Enrollment at North Dallas High School is 1,050 students and is not expected to increase. A summary of the existing school is provided in **Table 1**.

Table 1. School Enrollment Summary

| Grades | North Dallas HS |
|---|---|
| 9th | 300 |
| 10th | 275 |
| 11th | 250 |
| 12th | 225 |
| TOTAL | 1,050 |

*NOTE: The enrollment data provided above is based upon the most current and complete information aBRWlable at the time of this study publication.*

Access to the campus will be provided by McKinney Avenue and Cole Avenue which intersects with Haskell Avenue. Land uses surrounding the site are exclusively residential. Most school traffic (approximately 75%) entered and exited the area via Blackburn Street, which is located south of the site. The rest of school traffic enter and exited the area to and from the north.

The 7.59-acre subject site is currently zoned SUP 893.

# SCHOOL TRAFFIC OPERATIONS

## *Study Area*

The study area for this traffic assessment includes roadways in the immediate vicinity of the site. The specific locations included in the study area are listed below and depicted in **Exhibit *1***.

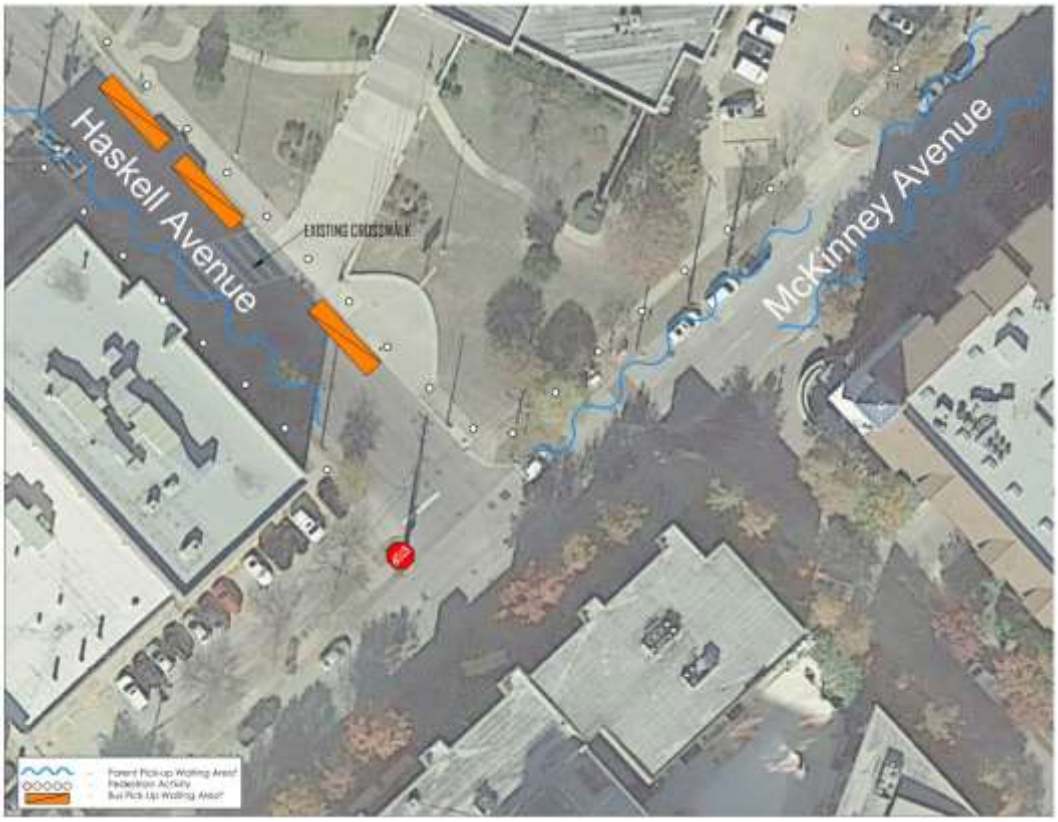
(a) McKinney Avenue at Haskell Avenue
(b) McKinney Avenue at Cambrick Street
(c) Cole Avenue at Haskell Avenue

The traffic assessment of these facilities relative to school traffic operations is summarized in the following pages.

NOTE: It is generally recommended that all applicable crosswalks comply with current ADA Accessibility requirements.

McKinney Avenue at Haskell Avenue

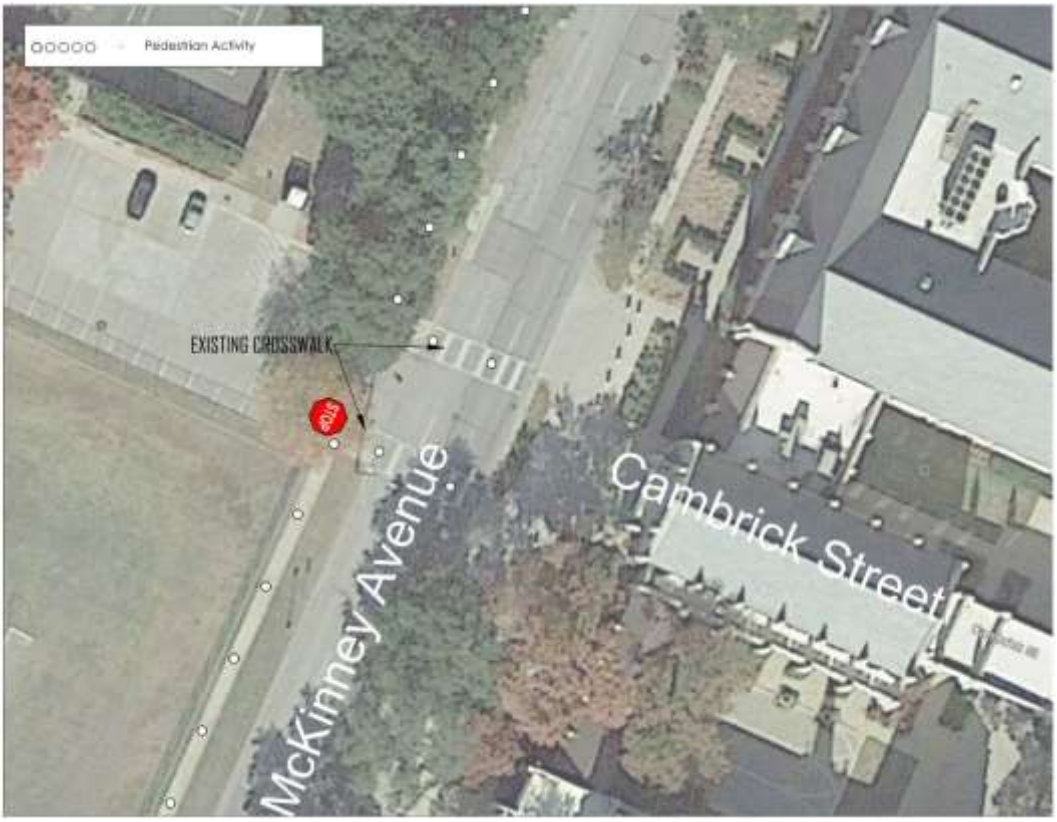
| Description | Flow/Circulation | Pedestrian Access |
|---|---|---|
| Existing Conditions | Minor Approach STOP Controlled | No marked crosswalks. |
| Observations | Mild congestion on all approaches | Low pedestrian activity crossin street. |
| Recommendations | none | none |




*As observed in the afternoon

McKinney Avenue at Cambrick Street

| Description | Flow/Circulation | Pedestrian Access |
|---|---|---|
| Existing Conditions | Minor Approach STOP Controlled | Crosswalks on north and south legs of intersection. |
| Observations | Low congestion. | High pedestrian activity. |
| Recommendations | None. | None. |




*As observed in the afternoon

## Cole Avenue at Haskell Avenue

| Description | Flow/Circulation | Pedestrian Access |
|---|---|---|
| Existing Conditions | Minor Approach Stop Controlled | No marked crosswalks. |
| Observations | Mild congestion. | Low pedestrian activity on the crosswalk. |
| Recommendations | None. | None. |


*As observed in the afternoon

Roadway Links:

(A) Haskell Avenue, adjacent to site

- Existing operation and cross-section: *two lanes, two-way operation (no proposed changes)*
- City of Dallas Thoroughfare Plan Designation: *none (local street)*
- School Zone: *Between Cole Avenue and McKinney Avenue*
- Parent Drop-off/Pick-up Activity:
  - *Pedestrian Observation: Heavy pedestrian crossing at marked crosswalk*
  - *Vehicular Observation: Vehicular standing along the eastbound and westbound curbsides. Bus loading area on the westbound curb side*
- Recommendations:
  - *Relocate all school bus loading to the westbound and eastbound curbsides of Haskell Avenue*

# SUMMARY OF FINDINGS AND RECOMMENDATIONS

*NOTE: Recommendations presented in this report reflect the opinion of Pacheco Koch based solely upon technical analysis and professional judgment but are not intended to infer mandates or funding responsibility. Any proposed improvements in the public right-of-way are subject to approval of the responsible agency(-ies). Should the approving agency determine that any off-site improvements are required for approval of the Project, legal precedents apply with regard to jurisdiction and funding allocation.*

The following findings and recommendations are based upon buildout of the subject property in accordance with the hypothetical development scenario outlined in the School Description section of this report. Observations of existing conditions and graphical summaries of recommendations are contained in this report.

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NOTE: This traffic study complies with the recommendations of the latest Traffic Management Plan and Signage Plan in separate documents for DISD North Dallas High School.

*END OF MEMO*