



Traffic. Transportation Planning. Parking. Design.
Texas Registered Engineering Firm F-3199

Technical Memorandum



Elizabeth A. Ramirez
May 10, 2018

To: Ms. Tori Mannes – ChildCareGroup
From: Elizabeth A. Ramirez, P.E. - DeShazo Group, Inc.
Date: May 10, 2018
Re: Traffic Management Plan for ChildCareGroup Early Childhood Program in Dallas, Texas
DeShazo Project Number 17143; Zoned PD 468

Introduction

The services of DeShazo were retained by ChildCareGroup to provide a Traffic Management Plan (TMP) for their Early Childhood Program located at 1144 N. Madison Avenue in Dallas, Texas. DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed professional engineers and planners skilled in the field of traffic and transportation engineering.

The ChildCareGroup currently leases a portion of the James Hogg Elementary School property from the Dallas Independent School District (DISD) to operate a nationally accredited Early Childhood Program. The Early Childhood Program operates Monday through Friday from 7 AM to 6 PM. The program provides eight teachers to care for 32 children. The ages of the children range from six weeks to three years. Due to the young ages of the children, parents are required to carry or escort all children to and from the building. Parents are allowed to drop-off children any time between 7 AM and 9 AM and may pick-up children between 3 PM and 6 PM.

Due to the lack of dedicated parking areas, parents are currently parking on the corner of Neches Street at Elsbeth Avenue; directly in front of the entrance to the Early Childhood Program. Although parking in front of the entrance is convenient, vehicles must be restricted from parking in this area to prevent visibility obstructions and blocking access to a fire hydrant.

The City requested that a Traffic Management Plan be developed to designate parking areas for parents to pick-up and drop-off their child(ren).

Review of Existing Traffic and Parking Conditions

Field observations were conducted during the hours parents drop-off and pick-up children attending the Early Childhood Program. The City also requested that observations be made during the student arrival and dismissal hours for James Hogg Elementary School to determine if traffic from the elementary school was obstructing available parking for the Early Childhood Program. The dates and times of the observations are listed below.

- Wednesday, March 28, 2018, during James Hogg ES student arrival (7:30 AM to 8:15 AM)
- Monday, April 16, 2018, during James Hogg ES student arrival (7:45 AM to 8:45 AM)
- Monday, April 16, 2018, during James Hogg ES student dismissal (2:40 PM to 3:25 PM)
- Tuesday, April 17, 2018, during the PM peak period (5:00 PM to 6:00 PM)

DeShazo also met with the Neighborhood Association Vice President to determine any concerns the community has related to the parking and operation of the Early Childhood Program.

Findings

The following list summarizes observed traffic queueing and parking in front of the Early Childhood Program and James Hogg Elementary School. Existing traffic conditions are depicted in **Exhibit 1A**.

- The traffic queueing/parking related to the James Hogg elementary school does not extend to the area near the Early Childhood Program. Traffic related to the elementary school is contained on Madison Avenue between Neches Street and Bishop Avenue. Deshazo observed a maximum queue of 42 vehicles queued/parked on Madison Avenue during the afternoon dismissal period. An additional 15 vehicles parked in the lot next to the playground area.
- Parents were observed to park illegally on Neches Street in front of the Early Childhood Program. As shown in **Exhibit 1B**, parking in this area obstructs visibility of vehicles approaching on the cross-streets (45-foot visibility triangle) and vehicles trying to exit the James Hogg staff parking lot (20-foot visibility triangle). The only area that would allow parking without obstructing visibility cannot be allowed due to the location of an existing fire hydrant. The Fire Marshall code forbids any parking with 15 feet distance of a fire hydrant. The street curb in front of the entrance to the Early Childhood Program has been painted red to discourage parking in this area.
- Parking required for the Early Childhood Program
 - During the four peak period observations, Deshazo observed a maximum of 7 simultaneously parked vehicles related to parent drop-off and pick-up. This occurred at around 8:15 AM.
 - The ChildCareGroup administrators report that about 13 employees work at that location daily, and on average, eight (8) employees use the Hogg staff parking lot and 5 employees currently park on street.
- Parking Availability
 - James Hogg ES property provides 50 parking spaces for visitors and staff. The parking lot is located on the south side of the elementary school. Multiple site visits determined that 12 parking spaces are consistently unoccupied throughout the day.
 - The 12 unoccupied plus 8 currently used spaces will accommodate all parking required for visitors and employees of the Early Childhood Program.
- No-Parking restriction signs on streets surrounding the school are faded and require replacement.

Traffic Management Plan

Traffic related to the Early Childhood Program should be operated in accordance with the traffic circulation and parking depicted in **Exhibit 2**. Administrators from ChildCareGroup should make a concentrated effort to educate parents and actively manage parking during drop-off and pick-up hours.

Recommendations

The following list of recommendations are provided to maintain ChildCareGroup parking activity without obstructing cross-street visibility or violating any city codes.

- DISD should designate seven (7) parking spaces in the James Hogg Elementary School parking lot for ChildCareGroup visitors (parents). The locations of the reserved parking spaces are depicted in ***Exhibit 2***. Parking spaces should be clearly marked as reserved for visitors of the Early Childhood Program.
- Subject to the approval of the City Traffic Engineer, the City should implement the following.
 - Install additional signs to designate “No Parking” on the north side of Neches Street between the staff parking-lot driveway and Elsbeth Avenue.
 - Replace faded signs along streets adjacent to the school related to parking restrictions, speed limits and one-way operation during school hours.
- Staff from ChildCareGroup should distribute information to parents of children attending the Early Childhood Program about the TMP. Information should direct parents to park in designated areas and warn against parking in restricted areas along Neches. This information could be distributed as part of parent orientation packages and/or rules of conduct.
- Staff from the ChildCareGroup should actively monitor the area in front of the Early Childhood Program for illegal parking. Parents found parking in unauthorized areas should be counseled and repeat violators should be reported to the City of Dallas Parking Enforcement authorities.

End of Memo

REVIEW AND COMMITMENT

The Traffic Management Plan for the ChildCareGroup Early Childhood Program was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated by the Early Childhood Program. A concerted effort and full participation by the DISD, ChildCareGroup and parents are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, ChildCareGroup is agreeing to the strategies presented herein for which they will be held accountable unless the City deems further measures are appropriate.

ChildCareGroup is also committed to continually reviewing and assessing the effectiveness of the TMP and if warranted, will implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Witacia J. Mannes

5.10.18

Title: CEO/President
ChildCareGroup

Date

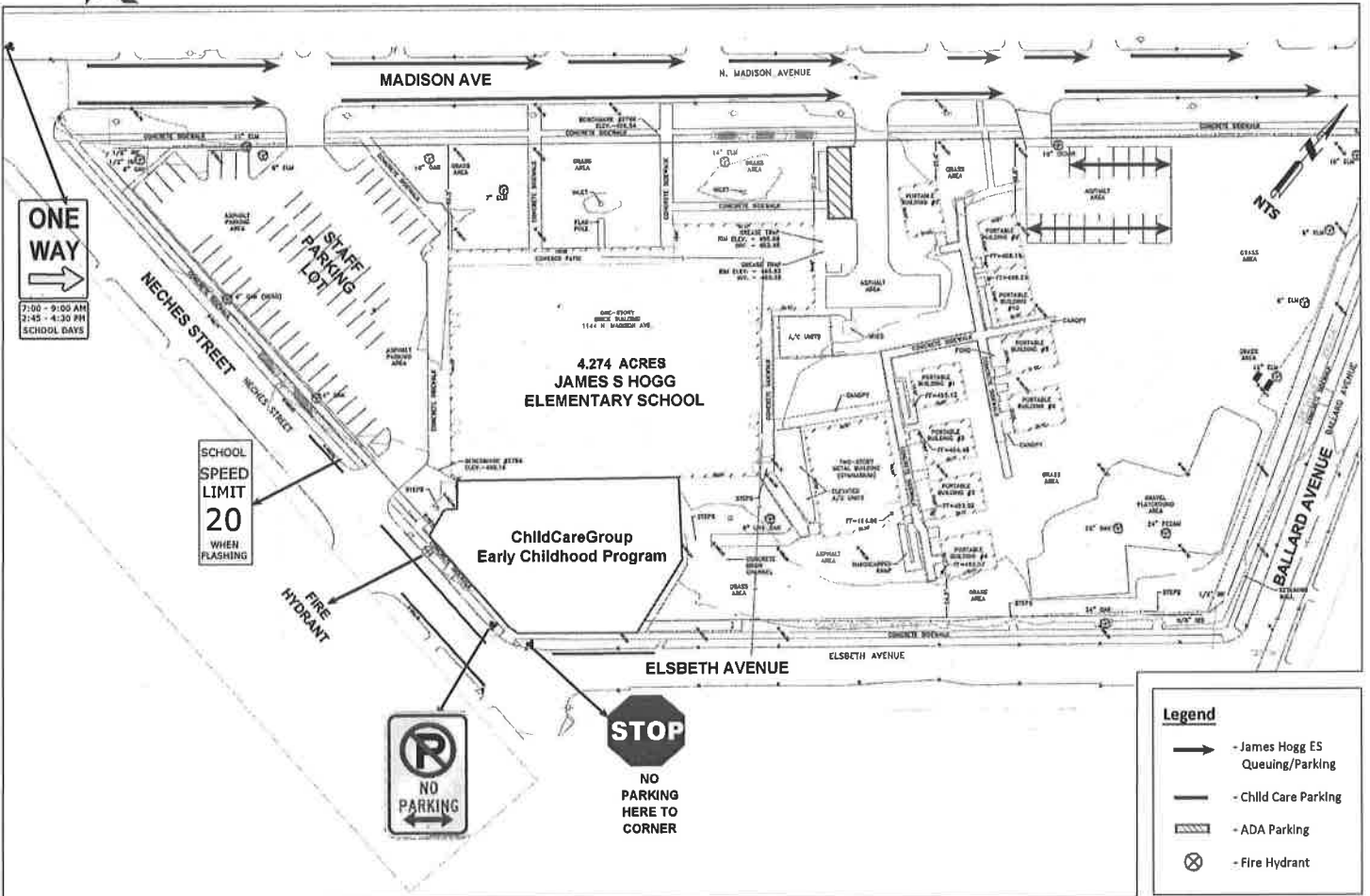


EXHIBIT 1A

Existing Queuing/Parking During School Hours
 ChildCare Group Day Care Facility at James S Hogg Elementary School
 1144 N. Madison Avenue Dallas, TX, 75232

Legend	
	- James Hogg ES Queuing/Parking
	- Child Care Parking
	- ADA Parking
	- Fire Hydrant

DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3199
 400 S. Houston St. Suite 330
 Dallas, Texas 75202
 (214) 748.6740

DeShazo Group, Inc. Job No. 17113 Exhibit Created on 05-02-2010

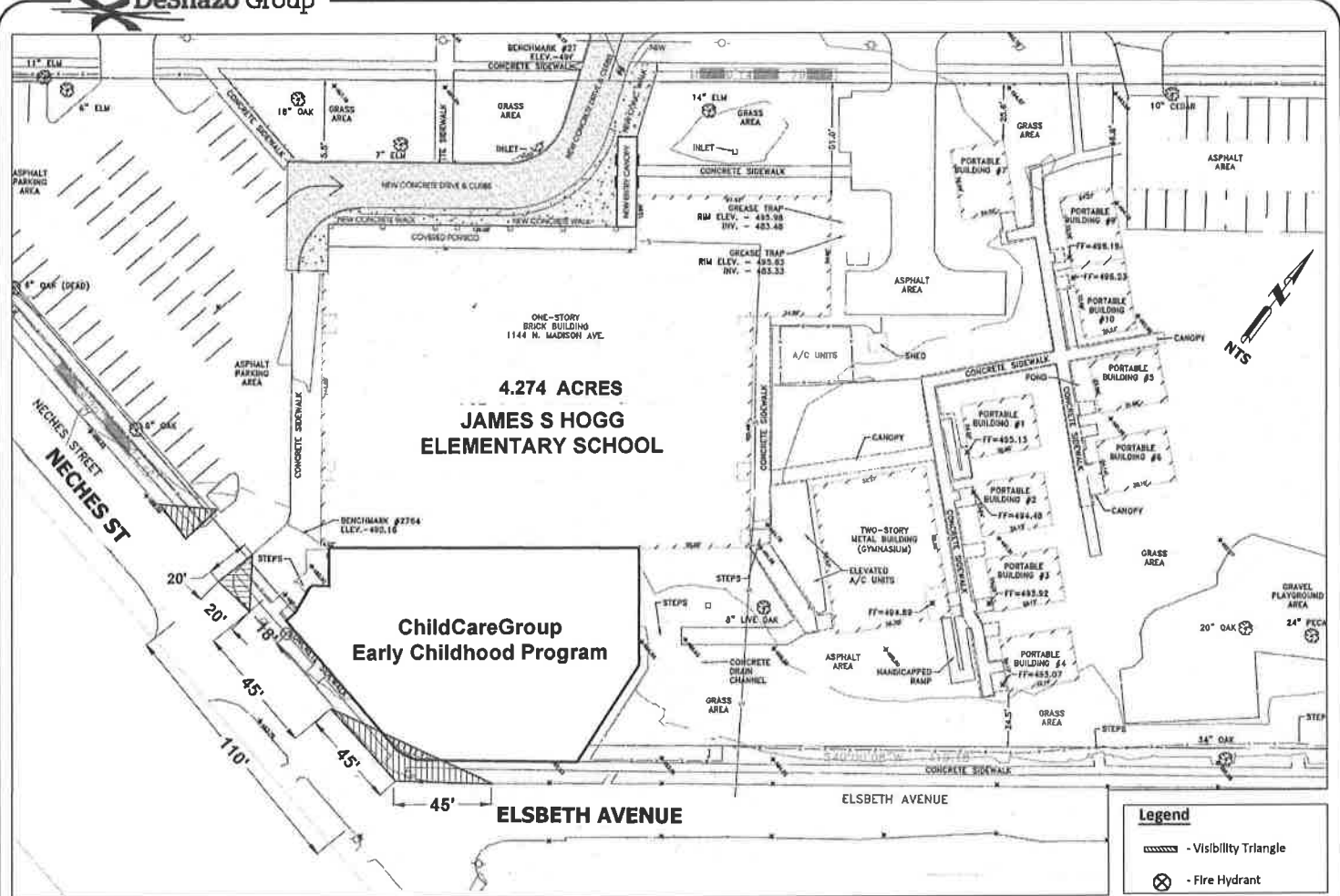
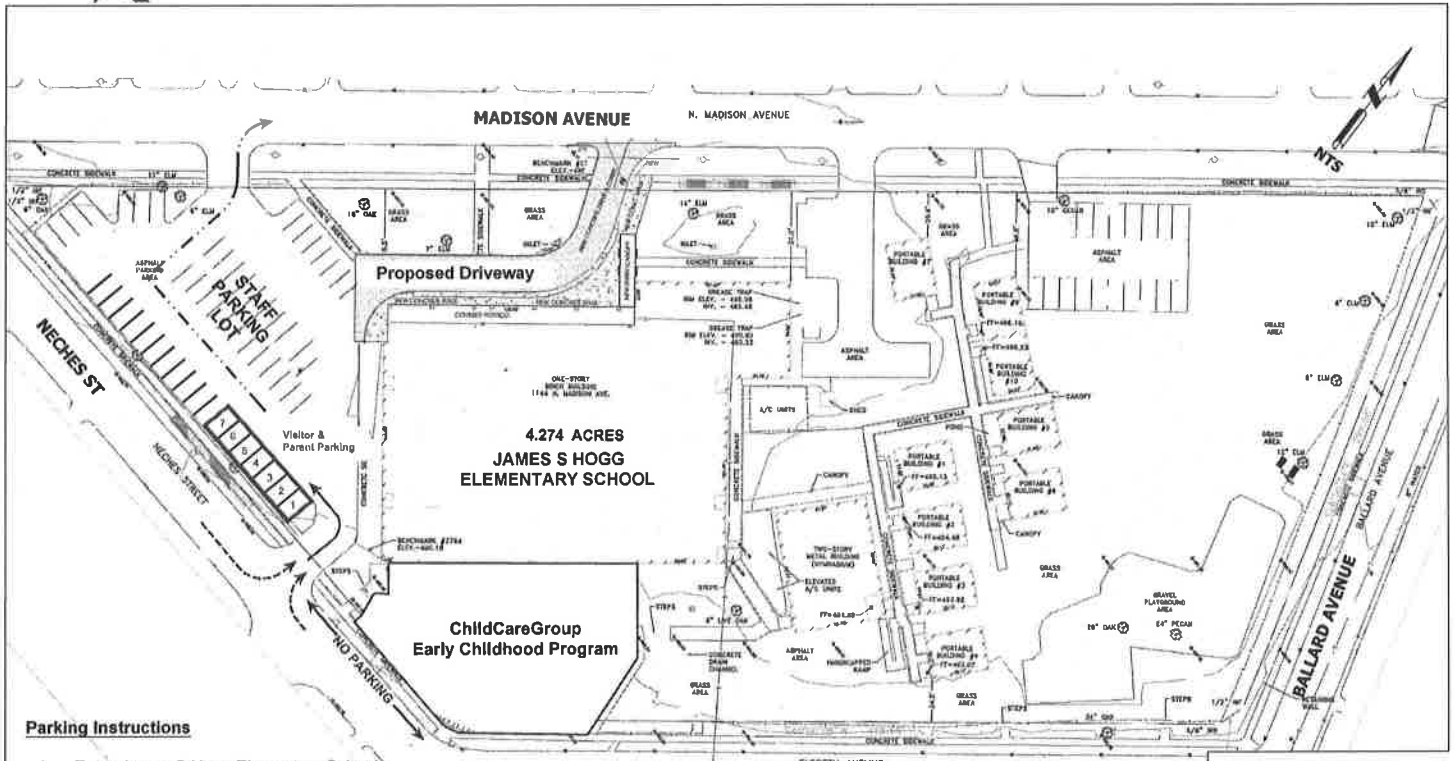


EXHIBIT 1B

Visibility Triangle
 ChildCare Group Day Care Facility at James S Hogg Elementary School
 1144 N. Madison Avenue Dallas, TX, 75232

Legend	
	- Visibility Triangle
	- Fire Hydrant

DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3199
 400 S. Houston St. Suite 330
 Dallas, Texas 75202
 (214) 748.6740



Parking Instructions

1. Enter James S Hogg Elementary School staff parking lot on Neches St.
2. **DO NOT** park on the public street in front of the Day Care Entrance. Vehicles will be towed.
3. Park inside the lot in spaces designated for Day Care Facility
4. Exit parking lot on to Madison Avenue

Legend	
	Inbound Traffic for Day Care Facility
	Outbound Traffic for Day Care Facility
	Day Care Parking

EXHIBIT 2 **Traffic Management Plan**
 ChildCare Group Day Care Facility at James S Hogg Elementary School
 1144 N. Madison Avenue, Dallas, TX, 75208

DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3199
 400 S. Houston St., Suite 330
 Dallas, Texas 75202
 (214) 748.6740