

FILE NUMBER: Z178-221(CT)

DATE FILED: March 28, 2018

LOCATION: Southeast corner of Nuestra Drive and Wozencraft Drive

COUNCIL DISTRICT: 13

MAPSCO: 15 S

SIZE OF REQUEST: Approx. 21.117 acres

CENSUS TRACT: 96.04

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

OWNERS/APPLICANT: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734.

SUMMARY: The applicant proposes to amend PDD No. 734 to accommodate the expansion of E.D. Walker Middle School to a school serving students in Kindergarten through 8th grade. With this request, the applicant has also submitted a Traffic Management Plan to assist with traffic patterns and circulation as related to the school activity.

STAFF RECOMMENDATION: Approval, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions.

CPC RECOMMENDATION: Approval, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The site consists of a two-story building [E.D. Walker Middle School] with ancillary football, baseball, and softball fields.
- On October 26, 2005, the City Council approved Planned Development District No. 734 for a public school other than an open-enrollment charter school.

Zoning History: There have been no recent zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	ROW
Nuestra Drive	Local	60 feet
Wozencraft Drive	Local	60 feet

Traffic:

The applicant has submitted a Traffic Management Plan indicating that the school will provide no queuing in the City right-of-way and will ensure the safety of the students at the drop-off and pick-up times. Access points are located on the north side of the site from Nuestra Drive, as depicted on Exhibit 1 of the TMP.

With respect to traffic queue operations, the TMP stipulates that parents picking up students should enter the parking lot north of the school building via Nuestra Drive (see Exhibit 1).

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that, based on the technical support provided in the Traffic Management Plan and Transportation Assessment and Parking Analysis, it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE ELEMENT

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.1 Coordinate development and planning activities.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No.734	Public School
North	R-16(A)	Single Family Dwelling
East	R-16(A)	Public Park
South	R-16(A)	Single Family Dwelling
West	PD No. 50, TH-2(A)	Single Family Dwelling

Land Use Compatibility:

Surrounding land uses consist of single family to the north, south, and west and a public park to the east.

Built in the early 1970s, the E.D. Walker Middle School provides for Grades 6 through 8 and has a current enrollment of 758 students. The applicant proposes to amend Planned Development District No. 734 for the expansion of E.D. Walker Middle School to serve students in Kindergarten through eighth grade. The building additions include classrooms, gymnasium, and various site and infrastructure upgrades. After the site improvements, the applicant has indicated that enrollment will approach 1,100 students, with an overall classroom count of 47, comprised of 16 classrooms of K-5 and 31 classrooms of 6th and 8th grade.

The school has operated within the community for a substantial period. The use is compatible with the adjacent single-family neighborhood and continues to serve as an amenity to the residents of the surrounding community. Since the site is subject to PD

conditions and a Traffic Management Plan requiring periodic update, staff believes that even with the school expansion, there are sufficient mechanisms in place to ensure the operation continues to run optimally over the years.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within an identified market type category, it is surrounded on the all sides by Category “C” and Category “H” and “E” to the north.

Off-Street Parking:

Parking will be provided per the Development Code. Pursuant to Section 51A-4.204(17), each kindergarten/elementary school classroom requires one and one-half parking spaces and each junior high/middle school classroom requires three and one-half parking spaces. Based upon the proposed composition of classrooms, a total of 133 parking spaces will be required. The applicant is proposing to exceed this requirement by providing 140 parking spaces, as depicted on the development plan.

Landscaping:

Landscaping will be provided per the development plan, which outlines a summary of the proposed design standards.

List of Officers

DALLAS INDEPENDENT SCHOOL DISTRICT.

BOARD OF TRUSTEES.

- District 1 Edwin Flores, 1st Vice President
- District 2 Dustin Marshall
- District 3 Dan Micciche, President
- District 4 Jamie Resendez
- District 5 Lew Blackburn, Ph. D
- District 6 Joyce Foreman, 2nd Vice President
- District 7 Audrey Pinkerton, Board Secretary
- District 8 Miguel Solis
- District 9 Bernadette Nutall

Applicant's Proposed Conditions

ARTICLE 734.

PD 734.

SEC. 51P-734.101. LEGISLATIVE HISTORY.

PD 734 was established by Ordinance No. 26146, passed by the Dallas City Council on October 26, 2005. (Ord. 26146)

SEC. 51P-734.102. PROPERTY LOCATION AND SIZE.

PD 734 is established on property located at the southeast corner of Wozencraft Drive and Nuestra Drive. The size of PD 734 is approximately 20.93 acres. (Ord. 26146)

SEC. 51P-734.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. 26146)

SEC. 51P-734.104. DEVELOPMENT PLAN.

- (a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 734A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 26146)

SEC. 51P-734.105. MAIN USES PERMITTED.

- (a) Except as otherwise provided in this section, the only main uses permitted in this district are those main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this district; etc.
- (b) A public school other than an open-enrollment charter school is permitted by right. (Ord. 26146)

SEC. 51P-734.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 26146)

SEC. 51P-734.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply in this district.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is as shown on the development plan 35 feet.

(c) Side and rear yard. For a public school other than an open-enrollment charter school, minimum side and rear yard is as shown on the development plan 20 feet.

(d) Height. For a public school other than an open-enrollment charter school, maximum structure height is 30 feet. Height projections are allowed in accordance with 51A- 4.408(a)(2).

(e) Lot coverage. For a public school other than an open-enrollment charter school, maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 26146)

SEC. 51P-734.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

~~(b) — For a public school other than an open enrollment charter school, a minimum of 164 spaces are required and must be provided as shown on the development plan.~~

~~(c) — For a public school other than an open enrollment charter school, additional off street parking must be provided in compliance with Section 51A-4.204 when additional classrooms are located or constructed within the buildable area shown on the development plan.~~

(d) For a public school other than an open-enrollment charter school, off-street parking is allowed in the required front yards. (Ord. 26146)

SEC. 51P-734.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26146)

SEC. 51P-734.110. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the development plan.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. 26146)

SEC. 51P-734.111. FENCES.

For a public school other than an open-enrollment charter school, fences are permitted at the maximum height ~~allowed in the R-16(A) Single Family District~~ of five feet in the locations shown on the development plan. (Ord. 26146)

SEC. 51P-734.112. SIGNS.

- (a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) For a public school other than an open-enrollment charter school, signs are permitted at the sizes and in the locations as shown in the development plan. (Ord. 26146)

SEC. 51P-734.113. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 26146)

SEC. 51P-734.114. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26146)

~~SEC. 51P-734.115. ZONING MAP.~~

~~PD 734 is located on Zoning Map No. D-7. (Ord. 26146)~~

**CPC ACTION:
November 15, 2018**

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive.

Maker: Murphy
Second: Schultz
Result: Carried: 12 to 0

For: 12 - Rieves, Davis, Shidid, Carpenter, Lewis, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 1 - West
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 214
Replies: For: 8 Against: 21

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

November 5, 2018

PK# 4032-17.390

Z178-221

TRAFFIC MANAGEMENT PLAN

Project:

DISD E.D. Walker Middle School

In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Dallas Independent School District

Prepared by:



Hunter W. Lemley, P.E.



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TX. REG. SURVEYING FIRM LS-100080-00

December 3, 2018



TRAFFIC MANAGEMENT PLAN
DISD E.D. Walker Middle School
Dallas, Texas

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November 5, 2018



INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by Baldwin Associates, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for E.D. Walker Middle School (the "School") located at 12532 Nuestra Drive in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking amend the Planned Development District for the property from the City of Dallas (the "Approving Agency") to facilitate proposed site Improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

School Description

The School consists of an existing middle school with grades 6th through 8th. Proposed site improvements include the construction of a new kindergarten and elementary school building and new gymnasium areas. Site improvements are anticipated to be completed for the 2019-2020 school year. After the proposed site improvement, DISD anticipates enrollment will increase to 1,100 students.

The Elementary School is proposed to start at 7:45 AM and end at 2:55 PM, while the Middle School currently starts at 8:25 AM and ends at 3:35 PM. Current enrollment is 758 students. A summary of the existing and future school enrollment is provided in **Table 1**.

Table 1. School Enrollment Summary

GRADES	EXISTING	PROPOSED
K – 5 th Grade	--	350
6 th – 8 th Grade	758	750
TOTAL	758	1,100

*Enrollment Data provided by DISD

Access to the campus is provided on Nuestra Drive and Wozencraft Drive. Nuestra Drive, a local street, intersects with Wozencraft Drive, a local street, at the northwest corner of the property. Land uses surrounding the site are exclusively single-family residential.

Existing school zones surrounding the school are located on Nuestra Drive and Wozencraft Drive.

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TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:

Terms are used in this report:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

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"Parent Waiting Area" - the area for the parent/guardian of a student to wait and load their student into the vehicle. This parent/guardian chooses to bypass the intended queuing line and park. (For a managed queue, the parent/guardian walks up to the school building to pick-up their student).

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

The recommendations presented in this report reflect Pacheco Koch's assessment of current and projected traffic needs based on observations and professional judgment and incorporate feedback from DISD representatives. Pacheco Koch is not responsible for operations at the school; however, the recommendations have been presented to on-site school personnel with authority over implementation of the Plan (see **Exhibit 1** and **Exhibit 2** for on-site contact information). Pacheco Koch was not involved with site selection, site design, or the current operations for this project.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended

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TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "Exhibit 1" and "Exhibit 2"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibit. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP

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report/document or a validation study may be required on a predetermined or as-needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

Graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 1** and **Exhibit 2**.

A summary of general guidance for additional practices is provided below:

- Parent drop-off/pick-up activity within public right-of-way should always be avoided to maximize personal safety. All queuing, parking, and loading/unloading should be accommodated within the school property boundaries.
- Within the school property, school employees may implement all measures identified in the Traffic Management Plan but shall not interact with motorists or manipulate traffic within the public right-of-way. Only deputized officers of the law may engage or attempt to influence traffic operations in public right-of-way.

A summary of existing conditions is provided below:

- Parent pick-up activity currently occurs on-site and on Wozencraft Drive.
- Traffic operations at the intersection of Nuestra Drive and Wozencraft Drive is a minor STOP-approach on Wozencraft Drive and contains both heavy inbound and outbound traffic. The intersection's approach includes outbound left-turn and right-turn lanes.
- Buses stage at the recessed area on Nuestra Drive, located west of the school building.

A summary of specific recommendations for **Exhibit 1** (Elementary School) is provided below:

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1. **Enforce existing, on-street parking restrictions in residential areas** -- Enforce existing, on-street parking restrictions along both curbsides of Wozencraft Drive and Nuestra Drive adjacent to school during school traffic periods. [Intent: to minimize traffic congestion on thoroughfares.]
 - Traffic is to enter the area via Nuestra Drive and enter the school site from the eastern-most driveway from Wozencraft Drive. Ingress traffic from the eastern-most driveway shall queue around the eastern side and southern side of the school building. The beginning of the queue shall start at the western side of the school building.
 - Traffic is to exit onto Nuestra Drive from the northern-most driveway. Queuing traffic is intended not to enter the reserved parking areas. Traffic cones should be used to define the circulation path and separate the reserved parking lot circulation from the queue circulation.
 - Bus loading/unloading shall be located at the northern side of the school building and separated from the queuing circulation. Buses are to enter the school site from the western-most driveway on Wozencraft Drive and exit the eastern-most driveway on Wozencraft Drive.

A summary of specific recommendations for **Exhibit 2** (Middle School) is provided below:

1. **Enforce existing, on-street parking restrictions in residential areas** -- Enforce existing, on-street parking restrictions along both curbsides of Wozencraft Drive and Nuestra Drive adjacent to school during school traffic periods. [Intent: to minimize traffic congestion on thoroughfares.]
 - Traffic is to enter the area via Nuestra Drive and enter the school site from the eastern-most driveway from Wozencraft Drive. Ingress traffic from the eastern-most driveway shall queue around the eastern side and exit the queue around the southern side of the school building. The beginning of the queue shall start at the south-eastern side of the school building.
 - Traffic may enter the school site from Nuestra Drive at the northern-most driveway to enter the reserved parking lot, west of the school building. Traffic cones should be used to define the circulation path and separate the reserved parking lot circulation from the bus circulation.
 - Bus loading/unloading shall be located at the western side of the school building and separated from the queuing circulation. Buses are to enter the school site from the southern-most driveway on Nuestra Drive and exit the northern-most driveway on Nuestra Drive. It is recommended that staff assist at the on-site conflict point between entering buses and exiting parent vehicles.

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Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for E.D. Walker Middle School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.


Signature

12-3-18
Date

Name: Holly Wallace
Title: Principal

END OF MEMO

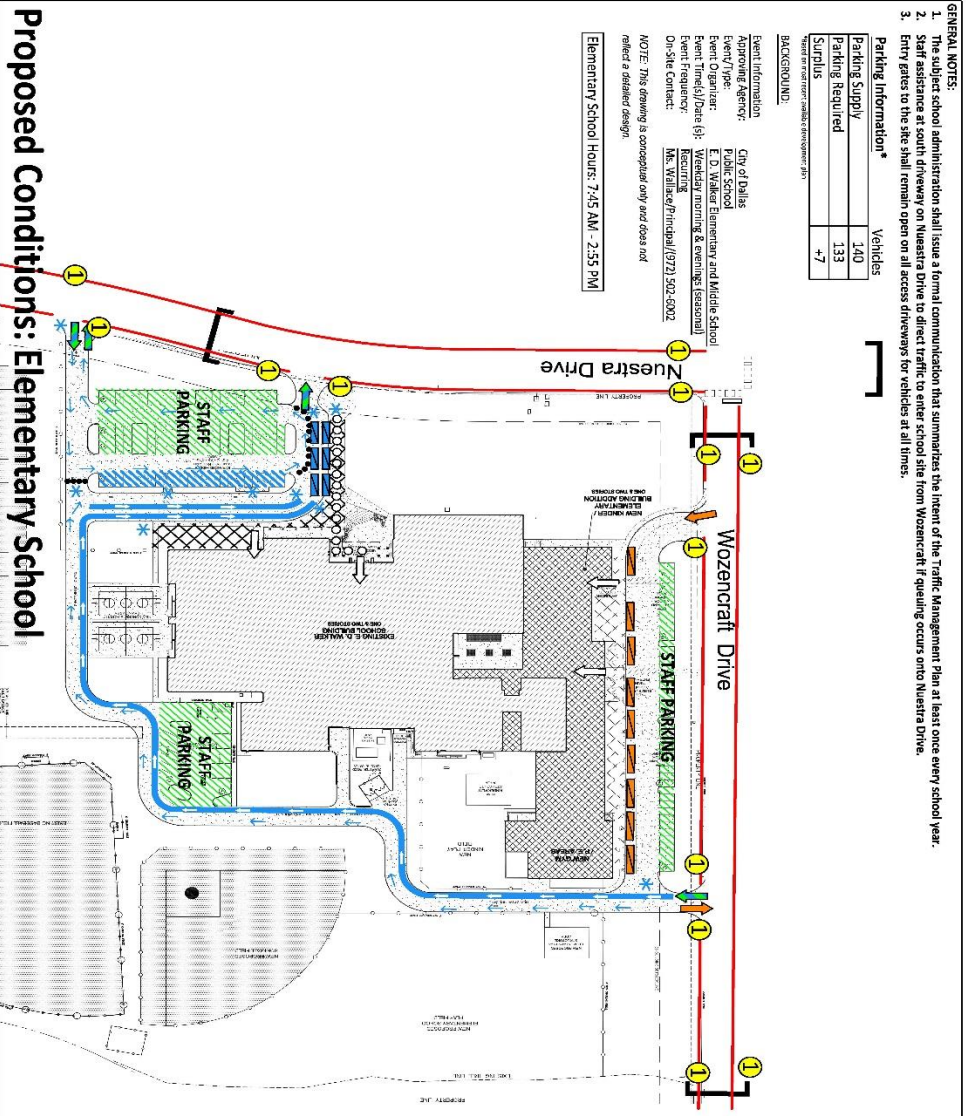
- GENERAL NOTES:**
- The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
 - Staff assistance at south driveway on Nuestra Drive to direct traffic to enter school site from Wozencraft if queuing occurs onto Nuestra Drive.
 - Entry gates to the site shall remain open on all access driveways for vehicles at all times.

Parking Information*	Vehicles
Parking Supply	140
Parking Required	133
Surplus	+7

*Based on current Dallas Engineering Dept.

BACKGROUND:

Event Information
 Approving Agency: City of Dallas
 Event/Type: Public School
 Event Organizer: E. D. Walker Elementary and Middle School
 Event Time(s)/Date(s): Wednesday morning & evening (seasonal)
 Event Frequency: Recurring
 On-Site Contact: Ms. Valdeck/Prindahl (972) 502-6002
 NOTE: This drawing is conceptual only and does not reflect a detailed design.
 Elementary School Hours: 7:45 AM - 2:55 PM



Proposed Conditions: Elementary School

- RECOMMENDATIONS**
- Enforce Existing, On-street Parking Restrictions in Residential Areas

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. EMLEY, P.E. 12584 ON 11/05/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS UNLAWFUL. THIS OFFENSE IS PUNISHABLE UNDER THE ENGINEERING PRACTICE ACT.

TX REG. ENGINEERING FIRM #469 PK #032-17-390
 TX REG. SURVEYING FIRM LS-100080-00 (HWL: 11/05/18)

Vehicle Accumulation/Capacity	Notes
Projected Enrollment	350 Students
Deductions:	
By School Bus (60%)	210 Students (DSO Estimated)
By Walking (10%)	35 Students (DSO Estimated)
Other (30%)	0 Students (DSO Estimated)
Students by Pick-up/Drop-off	105 Students
Students on-site by other	245 Students
Students on-site by other*	245 Students
Projected Maximum Vehicle Accumulation†	231 Vehicles (5417)
Projected Capacity	96 Vehicles (2,281 ft)
SURPLUS	+73

EXHIBIT 1 **Z178-221**
Traffic Management Plan
Proposed Conditions
 DISD E. D. Walker Elementary and Middle School
 Dallas, Texas
Pacheco Koch

Legend:

- No Parking**
 - Existing On Street
- Parking Allowed**
 - Off-street (General)
 - Access Point
- Queueing/Loading**
 - Parent Waiting Area (Parking)
 - Queue Area (Controlled)
 - Loading Area (Designated) with Staff Assistance
- Circulation/Flow**
 - Access Point
 - School Bus Loading/Unloading
 - School Bus Access Point
 - Staff Assistance
- Pedestrian/Other**
 - Pedestrian Access Point
 - Crosswalk
 - School Zone
 - Stop Line
 - Pedestrian Path
 - Student Waiting and Loading Area
 - Traffic Cone

- GENERAL NOTES:**
1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
 2. Staff assistance at south driveway on Nuestra Drive to direct traffic to enter school site from Wozencraft if queuing occurs onto Nuestra Drive.
 3. Entry gates to the site shall remain open on all access driveways for vehicles at all times.

Parking Information*

Vehicles	140
Parking Supply	133
Surplus	+7

*Based on projected and staff drive counts; plus

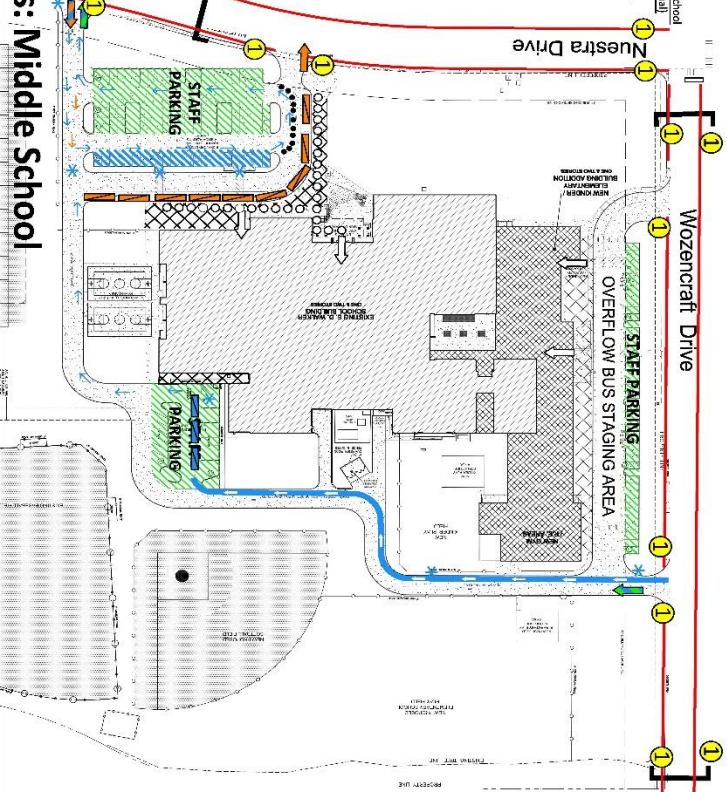
BACKGROUND:

Event Information:
 Event Name: City of Dallas Public School
 Event Organizer: E. D. Walker Elementary and Middle School
 Event Time(s)/Date(s): Weekly morning & evening (seasonal)
 Event Frequency: Recurring
 On-Site Contact: Ms. Walker/Principal/(972) 502-6002

NOTE: This drawing is conceptual only and does not reflect a detailed design.

Middle School Hours: 8:25 AM - 3:35 PM

Proposed Conditions: Middle School

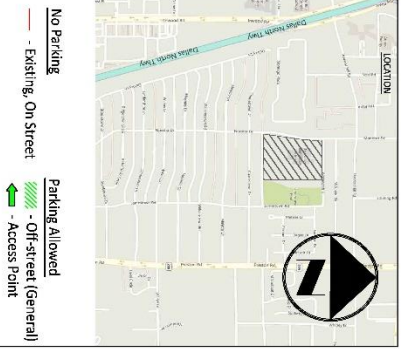


- RECOMMENDATIONS**
- 1 Enforce Existing, On-street Parking Restrictions

THE SEAL appearing ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 11/05/2018. ALTERATION OF A PROFESSIONAL ENGINEER'S SEAL IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

TX REG. ENGINEERING FIRM # 489 PK. #003212390
 TX REG. SUPERVISING FIRM S. 00090900 (HWL: 11/05/18)

Vehicle Accumulation/Capacity	Notes
Projected Enrollment	750 Students
By School Bus (098)	497 Students (038 Estimated)
By Walking (026)	0 Students (038 Estimated)
By Bicycling (030)	0 Students (038 Estimated)
Students by Pick-up/Drop-off (030)	225 Students (038 Estimated)
Average Length of Vehicle:	5.32' (PAVT, Published Koch Observed)
Projected Maximum Vehicle Accumulation:	49 Vehicles (1133 ft)
Projected Capacity:	59 Vehicles (1246 ft)
Surplus:	14



- Queuing/Loading**
- Parent Waiting Area (Parking)
 - Queue Area (Controlled)
 - Loading Area (Designated) with Staff Assistance
- Circulation/Flow**
- Access Point
 - School Bus Loading/Unloading
 - School Bus Access Point
 - Staff Assistance
- Pedestrian/Other**
- Pedestrian Access Point
 - Crosswalk
 - School Zone
 - Stop Line
 - Pedestrian Path
 - Student Waiting and Loading Area
 - Traffic Cone

EXHIBIT 2 **Z178-221**

Traffic Management Plan

Proposed Conditions

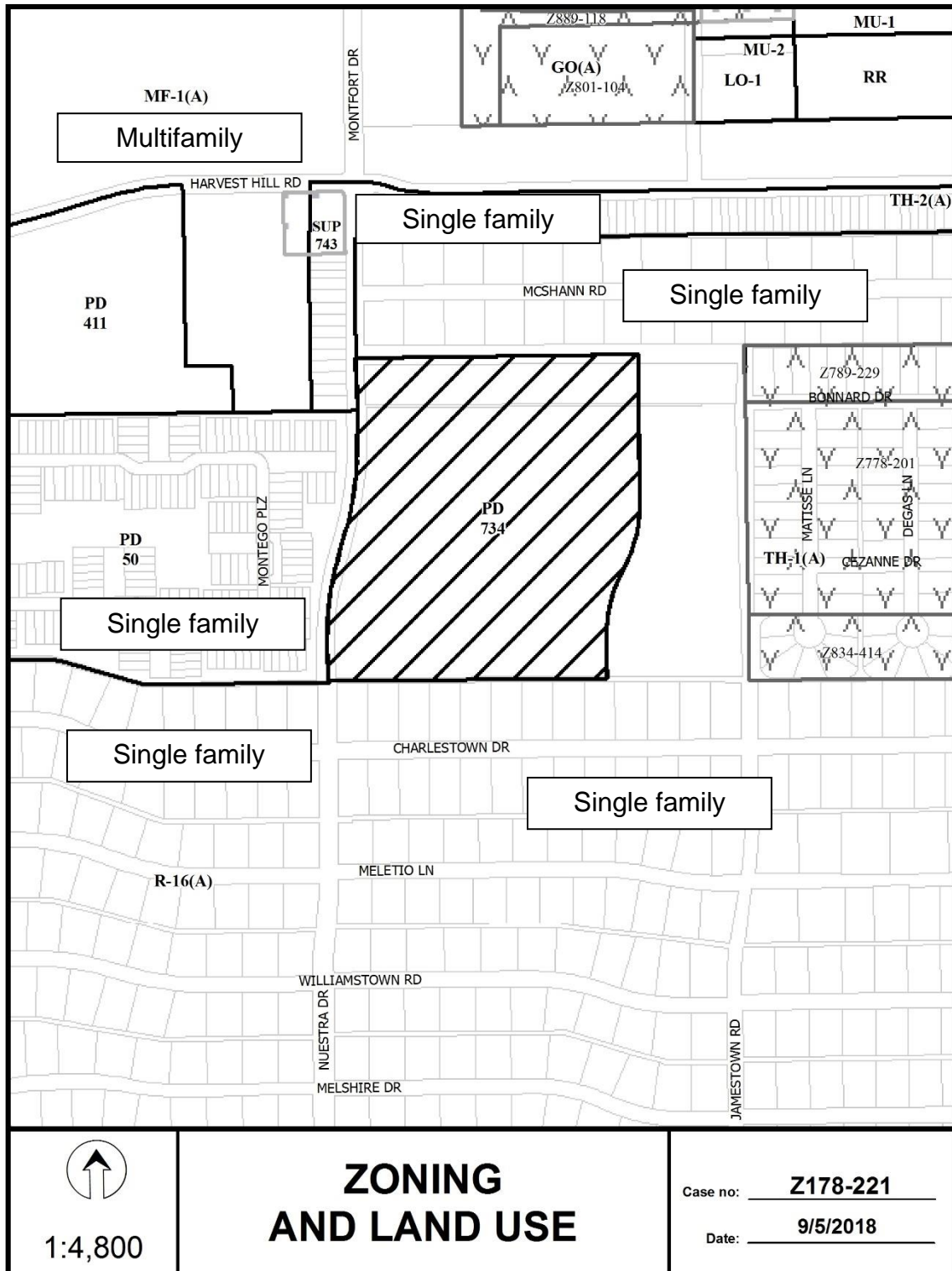
DUSD E. D. Walker Elementary and Middle School
 Dallas, Texas

Pacheco Koch





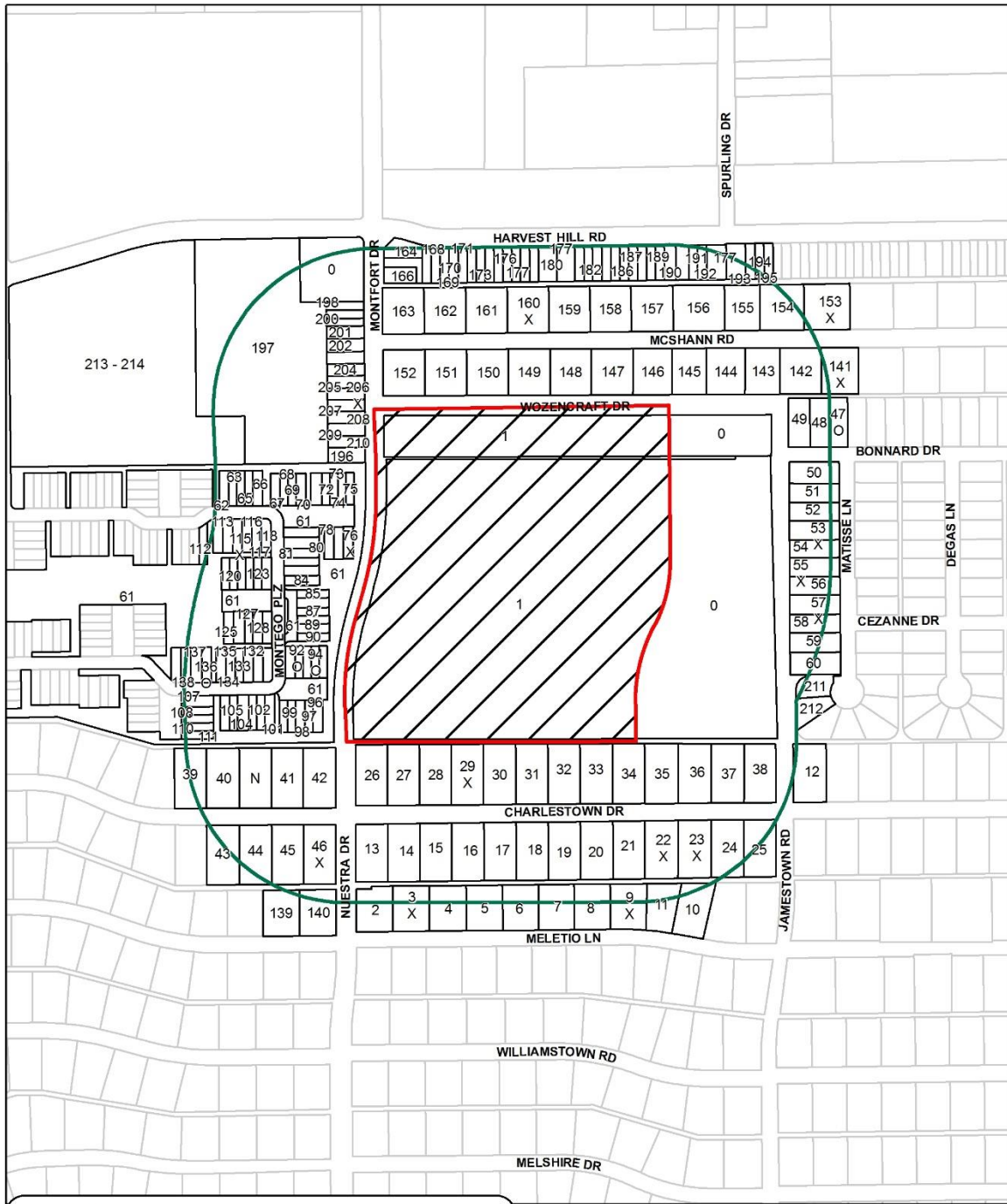
 1:4,800	<h1>AERIAL MAP</h1>	Case no: <u>Z178-221</u> Date: <u>9/5/2018</u>
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ZONING AND LAND USE

Case no: Z178-221
Date: 9/5/2018

CPC RESPONSES



214	Property Owners Notified (229 parcels)
8	Replies in Favor (8 parcels)
21	Replies in Opposition (21 parcels)
500'	Area of Notification
11/15/2018	Date

Z178-221
CPC



1:4,800

11/14/2018

Reply List of Property Owners***Z178-221******214 Property Owners Notified 8 Property Owners in Favor 21 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	12532 NUESTRA DR	Dallas ISD
	2	5707 MELETIO LN	JONES KURT A & NIKKI DIAMOND
X	3	5715 MELETIO LN	BOHART PHILIP G & LAUREN L
	4	5723 MELETIO LN	J TWO DEVELOPMENT INC
	5	5731 MELETIO LN	DEVLEER GARY & KATHLEEN
	6	5739 MELETIO LN	MCGLOTHLIN DARDEN A
	7	5747 MELETIO LN	ABOUZAGLO SHIMON &
	8	5811 MELETIO LN	TWOMEY MICHAEL E & HEATHER B
X	9	5821 MELETIO LN	HIRSCH BERNARD SAMUEL
	10	5841 MELETIO LN	GOLDSTEIN JOSHUA & CYREL
	11	5831 MELETIO LN	MEYERCORD DAVID K
	12	5907 CHARLESTOWN DR	BAREA JOSE J
	13	5708 CHARLESTOWN DR	GLAUBEN MAX & FRIEDA
	14	5716 CHARLESTOWN DR	FEINSTEIN JACOB & ALLISON
	15	5724 CHARLESTOWN DR	JOHRI ANAPAM & HAIDY KARYNA
	16	5732 CHARLESTOWN DR	CANHAM RUSSELL & RAKSHA JAIN
	17	5740 CHARLESTOWN DR	SULLIVAN BRIAN J
	18	5748 CHARLESTOWN DR	SOLARI JACK T &
	19	5808 CHARLESTOWN DR	MCFADDEN MICHAEL & ERIKA
	20	5816 CHARLESTOWN DR	MEISENHEIMER FREDDIE EDWARD & SIDNEY J
	21	5824 CHARLESTOWN DR	ARLEN LISA CURTRIGHT
X	22	5832 CHARLESTOWN DR	CLEMENTS GERARD H & PAMELA
X	23	5840 CHARLESTOWN DR	LASHAK ISRAEL JOSE &
	24	5848 CHARLESTOWN DR	RENDLEMAN RYAN
	25	5856 CHARLESTOWN DR	MIRO FRANCIS G &
	26	5707 CHARLESTOWN DR	DELVECCHIO DAVID C &

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5715 CHARLESTOWN DR	MEYER HARRY ROBERT
	28	5723 CHARLESTOWN DR	ROWE WILLIAM CHRIS &
X	29	5731 CHARLESTOWN DR	PRAGER SAMUEL J & ANNETTE H
	30	5739 CHARLESTOWN DR	COREY CARRIE MILLER &
	31	5747 CHARLESTOWN DR	PEDERNALES DEVELOPMENT COMPANY
	32	5807 CHARLESTOWN DR	MLH TRUST
	33	5815 CHARLESTOWN DR	36 POWER EQUITY LLC
	34	5823 CHARLESTOWN DR	DAVIS JOSHUA RUBIN &
	35	5831 CHARLESTOWN DR	WEISS DAVID M & BARBARA L
	36	5839 CHARLESTOWN DR	GARDNER MICHAEL & JULIE
	37	5847 CHARLESTOWN DR	MOORE RICHARD M & TONYA L
	38	5857 CHARLESTOWN DR	EHLE RYAN M
	39	5625 CHARLESTOWN DR	WILLIAMS CANDACE KANE
	40	5633 CHARLESTOWN DR	LEWIS ARACELI
	41	5649 CHARLESTOWN DR	HURST MONTE K & BONNIE Y
	42	5657 CHARLESTOWN DR	FLEISHMANN ROBERT N &
	43	5634 CHARLESTOWN DR	SCHNEIDER STEVEN &
	44	5642 CHARLESTOWN DR	GONZALES CONSUELO
	45	5650 CHARLESTOWN DR	HENRY CRAIG JAMES
X	46	5658 CHARLESTOWN DR	MURPHY FRANK H & LOUISE D
O	47	5911 BONNARD DR	MATARRANZ SALLY SMITH &
	48	5907 BONNARD DR	HORTON DON G
	49	5903 BONNARD DR	CARROLL RUSSELL L & NANCY J
	50	12541 MATISSE LN	HUNDAHL PAMELA H
	51	12539 MATISSE LN	SMITH BIRL HOWARD
	52	12535 MATISSE LN	FOLSE MOLLY WOODWORTH
X	53	12531 MATISSE LN	BURKS KEITH E & KELLEY G
	54	12527 MATISSE LN	DUGGER WYLIE BENJAMIN III &
X	55	12523 MATISSE LN	ATWOOD NINA J &
	56	12519 MATISSE LN	BLACKBURN C RALPH II
X	57	12515 MATISSE LN	ALVIS JAMES L &

Z178-221(CT)

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	12511 MATISSE LN	SMITH JAMES M TRUSTEE
	59	12507 MATISSE LN	12507 MATISSE LN LLC
	60	12503 MATISSE LN	MUIRHEAD LAWRENCE &
	61	900001 NO NAME ST	PRESTON SQUARE INC
	62	12251 MONTEGO PLAZA	WOODARD RICHARD M
	63	12253 MONTEGO PLAZA	LEWIS RICK A
	64	12255 MONTEGO PLAZA	CHAFETZ PAUL K
	65	12257 MONTEGO PLAZA	PERKINS FAMILY TRUST A
	66	12259 MONTEGO PLAZA	PAPPAS ANTIGONI
	67	12261 MONTEGO PLAZA	MOERSCHELL MARIE B
	68	12263 MONTEGO PLAZA	WHITEHURST MARY EVELYN
	69	12265 MONTEGO PLAZA	MCCOY DONNY G & MELISSA A
	70	12267 MONTEGO PLAZA	CAVITT CAROL H
	71	12271 MONTEGO PLAZA	PIZITZ SHERI L
	72	12273 MONTEGO PLAZA	PUMPELLY WILFRED C
	73	12275 MONTEGO PLAZA	TIGNOR REVOCABLE TRUST
	74	12277 MONTEGO PLAZA	THOMPSON EVELYN CORINNE B
	75	12279 MONTEGO PLAZA	FOGEL MELANIE GOLDSTEIN
X	76	12301 MONTEGO PLAZA	MOORE VIRGINIA W
	77	12305 MONTEGO PLAZA	ARNETT SUSAN C
	78	12309 MONTEGO PLAZA	JAFFE RICHARD B &
	79	12311 MONTEGO PLAZA	COOPER SUZAN K
	80	12315 MONTEGO PLAZA	CLEAVELAND BARBARA
	81	12317 MONTEGO PLAZA	PRESCOTT MATTHEW CHARLES &
	82	12319 MONTEGO PLAZA	CRAFT JOAN M
	83	12321 MONTEGO PLAZA	TOBOLOWSKY PEGGY MARIE
	84	12323 MONTEGO PLAZA	DIBBERN MARY ELIZABETH WILSON
	85	12327 MONTEGO PLAZA	JOSEPHSON SCOTT R
X	86	12329 MONTEGO PLAZA	THOMPSON CHARLENE
	87	12331 MONTEGO PLAZA	ROSENBAUM FRANKLIN &
X	88	12333 MONTEGO PLAZA	RANEY BRIDGET G

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	12335 MONTEGO PLAZA	MATLOCK BARBARA ANN F
	90	12337 MONTEGO PLAZA	CALDWELL BRUCE J JR & SUSAN J
	91	12341 MONTEGO PLAZA	MARSHALL FRANK W
O	92	12343 MONTEGO PLAZA	BROWN GARY M & LINDA T
X	93	12345 MONTEGO PLAZA	WALKER PAMELA MARGARET
O	94	12347 MONTEGO PLAZA	ODOM ELIZABETH M
X	95	12349 MONTEGO PLAZA	ROLATER CHOLLY J
	96	12351 MONTEGO PLAZA	AUERBACH DONALD & LINDA
	97	12353 MONTEGO PLAZA	PICKERING DOUG & JOAN
	98	12355 MONTEGO PLAZA	MATHEWS CLOVIS A
	99	12357 MONTEGO PLAZA	BOWES JUDITH E
O	100	12359 MONTEGO PLAZA	SAMPSON ADELAIDE O
	101	12361 MONTEGO PLAZA	KISTLER PHILIP C
	102	12363 MONTEGO PLAZA	ARTMAN ELIZABETH KELLY
X	103	12365 MONTEGO PLAZA	MULKEY LAUREN
	104	12367 MONTEGO PLAZA	MCELVANEY FRANCES O
	105	12369 MONTEGO PLAZA	DEAK ENID B
	106	12371 MONTEGO PLAZA	RUMSEY R LOUIS & ANNE O
	107	12381 MONTEGO PLAZA	LIEBMAN EDWARD C &
	108	12383 MONTEGO PLAZA	MULKEY VIRGINIA MARTIN
	109	12385 MONTEGO PLAZA	STRELITZ DARREL
	110	12387 MONTEGO PLAZA	TOMARELLI HENRY J &
	111	12389 MONTEGO PLAZA	KELLY CHARLOTTE S
	112	12242 MONTEGO PLAZA	WENDORF DENVER F JR EST OF
	113	12244 MONTEGO PLAZA	MILLOT JOAN M
	114	12246 MONTEGO PLAZA	CASABURRI CAROL
X	115	12248 MONTEGO PLAZA	BELL LISA BERRES
	116	12250 MONTEGO PLAZA	CHRISTIAN PATRICIA & LARRY D
	117	12252 MONTEGO PLAZA	LUDWICK MARY K
	118	12254 MONTEGO PLAZA	GREGORY RONNIE L & HERLINDA URENA
	119	12334 MONTEGO PLAZA	RAMZY DAVID F &

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	12332 MONTEGO PLAZA	SEEBERGER RUDOLGH G TR
	121	12330 MONTEGO PLAZA	JOHNSON MARK G
	122	12328 MONTEGO PLAZA	WHALEY ANDREW L
	123	12326 MONTEGO PLAZA	OLTROGGE EUGENE M &
	124	12324 MONTEGO PLAZA	GRUEN ALYSSA
	125	12340 MONTEGO PLAZA	FOLMNSBEE CATHY & GARY LIVING TR
	126	12342 MONTEGO PLAZA	SWAAB RUTH W
	127	12344 MONTEGO PLAZA	BUELL ROSEMARY B
	128	12346 MONTEGO PLAZA	THELMA WALDSTEIN SWANGO TRUST
	129	12348 MONTEGO PLAZA	KOORENNY KATHRYN L &
	130	12362 MONTEGO PLAZA	ROUTH SUSAN C TRUSTEE
O	131	12364 MONTEGO PLAZA	MULLEN JAMES M & SANDRA A
	132	12366 MONTEGO PLAZA	VANCE EDDINS TRUST
	133	12368 MONTEGO PLAZA	MONTEGO 12368 LAND TRUST
	134	12370 MONTEGO PLAZA	NEVITT AUSTIN J
	135	12372 MONTEGO PLAZA	LENOX DOREEN A TR
O	136	12380 MONTEGO PLAZA	BOWLES MARY J TRUSTEE
	137	12382 MONTEGO PLAZA	STRIEF MARY L
	138	12384 MONTEGO PLAZA	ROSSBACH JAN PHILIPP &
	139	5617 MELETIO LN	INVESTORS CAPITAL FUNDING LLC
	140	5623 MELETIO LN	MULLENIX LOUIS W
X	141	5834 MCSHANN RD	ISRAEL ACHDUT
	142	5828 MCSHANN RD	DAVIS CHARLES
	143	5740 MCSHANN RD	BRODEN HELEN L
	144	5732 MCSHANN RD	WILLIAMS BERNARD JR TRUSTEE ET AL
	145	5724 MCSHANN RD	MCDONALD FRED G
	146	5716 MCSHANN RD	BAKER IRVING A
	147	5708 MCSHANN RD	PRINCE DR ROBERT
	148	5640 MCSHANN RD	CONGREGATION MIKVAH
	149	5632 MCSHANN RD	SNOW RUBY D
	150	5624 MCSHANN RD	WATKINS MYRON H

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	5616 MCSHANN RD	MERRITT JEANETE
	152	5608 MCSHANN RD	CHEN EDDIE
X	153	5821 MCSHANN RD	ACHDUT ISRAEL
	154	5815 MCSHANN RD	OLLISON RUTH ALLEN
	155	5739 MCSHANN RD	WILLIAMS CARL L
	156	5731 MCSHANN RD	FGC VENTURES INC
	157	5715 MCSHANN RD	HOLLEY JOINT REVOCABLE
	158	5707 MCSHANN RD	JUNE OLIVIA ARNOLD
	159	5639 MCSHANN RD	BLAKELY LINDORF SCIPIO
X	160	5631 MCSHANN RD	LEE MIN JUNG &
	161	5623 MCSHANN RD	TANEJA SANJEEV K
	162	5615 MCSHANN RD	HARDIN EVELYN L &
	163	5607 MCSHANN RD	CASEY ZELMA PHILLIPS ET AL
	164	12728 MONTFORT DR	SPENCER JOHN T
O	165	12722 MONTFORT DR	BROWN MATTHEW W
	166	12720 MONTFORT DR	CIAR PERCY
	167	5612 HARVEST HILL RD	TRUJILLO MARIA D
	168	5614 HARVEST HILL RD	STARNES JAMES RONALD &
	169	5616 HARVEST HILL RD	WANG ALEX XIANG
	170	5618 HARVEST HILL RD	HERALDO CLEMENCIA P
	171	5620 HARVEST HILL RD	SHEELER RAY S
	172	5622 HARVEST HILL RD	LUQUE JASON & CHAVA
	173	5624 HARVEST HILL RD	WOOD VICKI D
	174	5626 HARVEST HILL RD	SHEMESH EHUD
	175	5628 HARVEST HILL RD	ISKANDER KAMAL A &
	176	5630 HARVEST HILL RD	AYESH YUVAL
	177	5632 HARVEST HILL RD	DALLAS AREA TORAH ASSOCIATION
	178	5634 HARVEST HILL RD	MICHAELS CARLA
	179	5636 HARVEST HILL RD	REYES GEORGINA L
	180	5640 HARVEST HILL RD	ELFENBEIN ESTER
	181	5706 HARVEST HILL RD	GELLER MICHAEL L

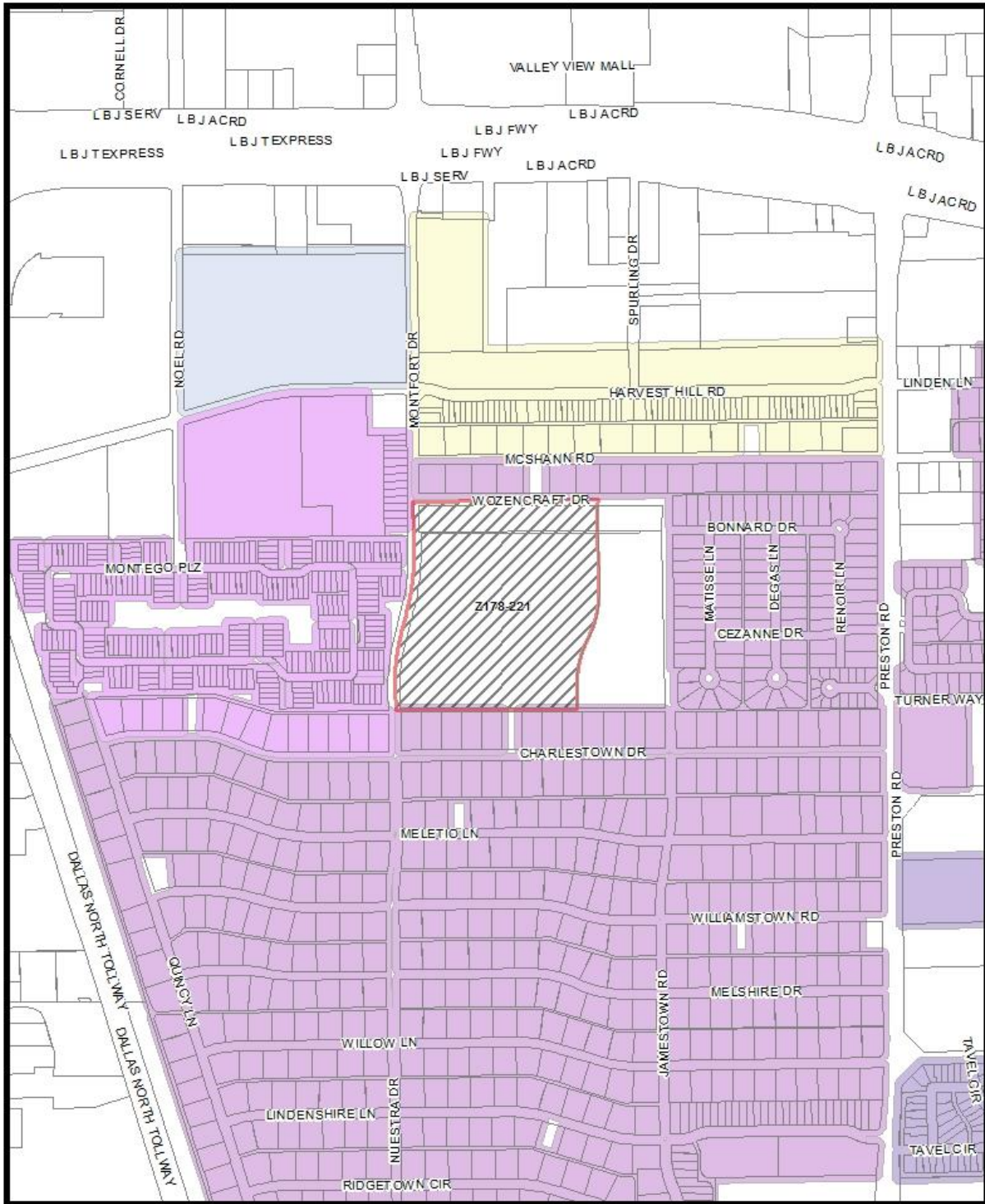
11/14/2018

	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
		182	5708 HARVEST HILL RD	WORKMAN BENJAMIN & JAMIE
		183	5710 HARVEST HILL RD	FOREE ELIZABETH
		184	5712 HARVEST HILL RD	HANCOCK BEVERLY CHARLES
		185	5714 HARVEST HILL RD	CARTAGENA VICTORINO &
		186	5716 HARVEST HILL RD	MICHAELS CARLA
		187	5718 HARVEST HILL RD	GELDMAN DAVID & TAMAR
O		188	5722 HARVEST HILL RD	CARLSON LAWRENCE OSCARMANAGEMENT TRUST THE
		189	5724 HARVEST HILL RD	NATINSKY STEVEN A
		190	5728 HARVEST HILL RD	AUTRY MICHAEL L & SUZAN GAIL KEMP
		191	5734 HARVEST HILL RD	BENJAMIN DIANE & JEROME E
		192	5736 HARVEST HILL RD	GOH SWEE HUA
		193	5804 HARVEST HILL RD	1397 EAST 7TH STREET TRUST THE
		194	5808 HARVEST HILL RD	NISSANOV OPHIR
		195	5810 HARVEST HILL RD	LEVI NATALIE
		196	12607 MONTFORT DR	ASHLEY DAVID &
		197	5580 HARVEST HILL RD	WESTDALE TWO CITIES PARTNERS LP
		198	12709 MONTFORT DR	ROZELL MARTHA J & GARLAND
		199	12707 MONTFORT DR	MORENO JUAN C
		200	12705 MONTFORT DR	TOLNAY SHAUN
		201	12703 MONTFORT DR	MARSHALL JUDITH A
		202	12701 MONTFORT DR	WARBURTON SARAH E &
X		203	12623 MONTFORT DR	SINZINGER RICHARD A
		204	12621 MONTFORT DR	BERT ELLIS L & ALLYNE
		205	12619 MONTFORT DR	ROYAL BENJAMIN C JR &
X		206	12617 MONTFORT DR	YOUNG JUDITH C
		207	12615 MONTFORT DR	SUAREZ AMADOR & WILMA
		208	12613 MONTFORT DR	GLIKMAN MARY
		209	12611 MONTFORT DR	MEDINA MARGARITA
		210	12609 MONTFORT DR	ASHLEY DAVID &
		211	12415 MATISSE LN	FOGELMAN MORTON J
		212	12411 MATISSE LN	COX DEBORAH ANN

Z178-221(CT)

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	5550 HARVEST HILL RD	STERLING ACQUISITION CORP
	214	5550 HARVEST HILL RD	TREEMONT RETIREMENT LP



Market Value Analysis

Printed Date: 9/7/2018