

THE EPISCOPAL SCHOOL OF DALLAS

Neighbor Meeting

March 11, 2021



THANK YOU, NEIGHBORS!

Neighbor Engagement

Meetings

5 “Regional” Meetings: Provided opportunity to hear the specific feedback and concerns of neighbors based on where they live in relation to campus

2 All Neighbor Meetings

Many conversations...Zooms, emails, phone calls, front porch (socially distanced) talks

All of your feedback is important and is appreciated.

GRATITUDE FOR THE CITY OF DALLAS



David Nevarez, Traffic Engineering & Transportation Planning

LaKisha Girder, Senior Planner, Current Planning

Jason Pool, Sign Regulations, Building Inspection

Jessie Farris, Arborist, Building Inspection

Commissioner Murphy

Commissioner Rubin

Council Member Gates

An aerial photograph of a parking lot and a street. The parking lot is filled with many cars, and there are trees and bushes around it. A street with several cars is visible on the right side of the image. A white rectangular box with a black border is overlaid on the center of the image, containing the text "Safety, Traffic, Parking, and Queuing".

Safety, Traffic, Parking, and Queuing

ESD ACTIONS BASED ON FEEDBACK *(since October)*

- Moved proposed entry and access road 10' to the north
- Added mature trees and berm to the landscape plan
- Imposed conditions around the proposed facilities building
- Imposed conditions around noise and light at the stadium
- Commissioned traffic study at Midway and South Better/Middleton
- Commissioned sound study at the stadium
- Commissioned updated tree survey along southern property
- Tree mitigation study in relation to proposed parking areas and entry/exit
- Working with Oncor to get approval for plantings near the easement
- Requesting "No U-Turn" signs at Middleton and South Better
- Investigating installing a multi-band compressor to set a limit to overall sound level (recommendation from Sound Study)

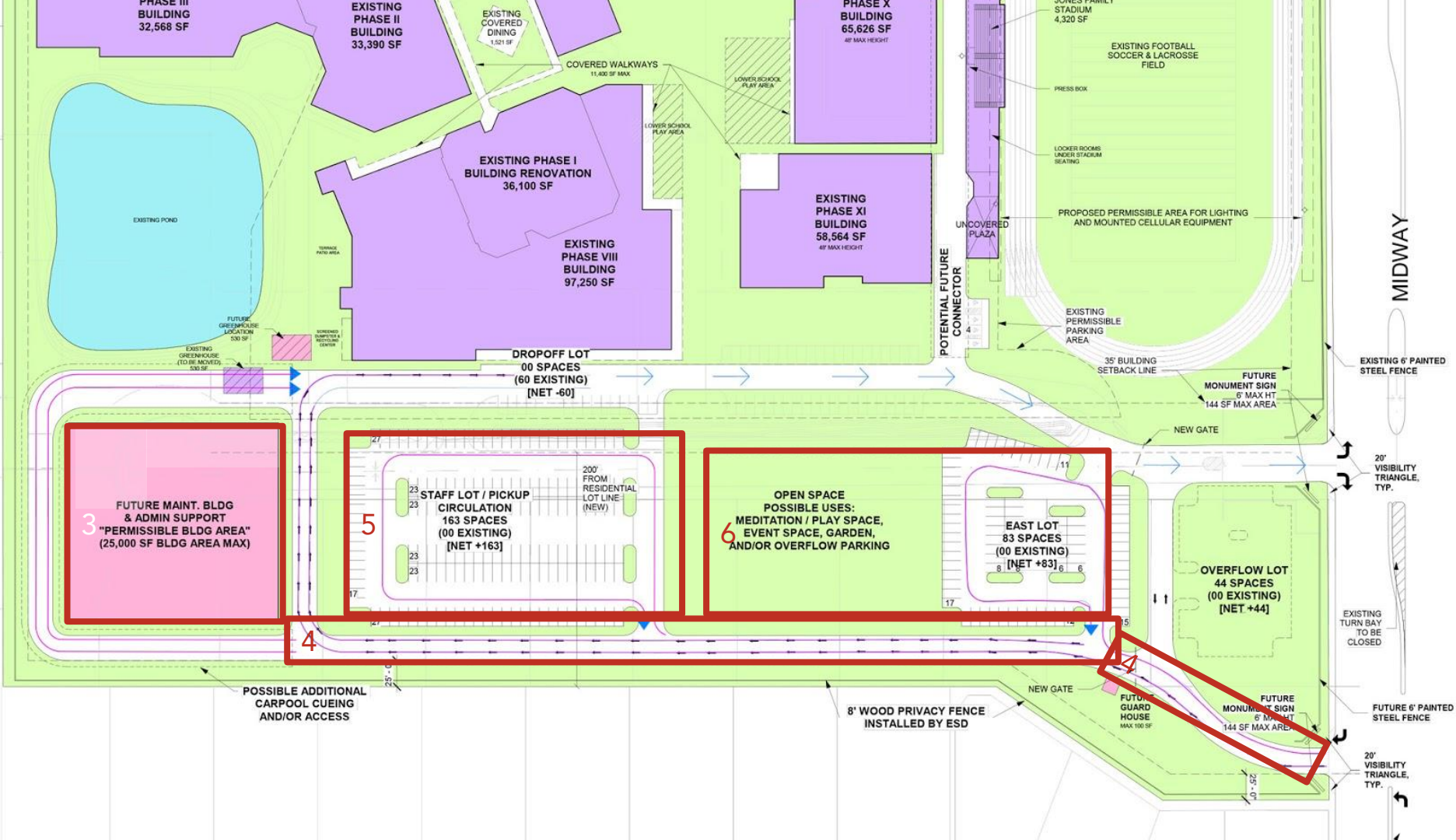
BENEFITS OF ZONING REQUEST TO OUR NEIGHBORHOOD

- ESD committed \$175,000 for new “smart” traffic light (Midway/Merrell)
- Improved traffic flow along Merrell and Midway Roads
- Eliminating parking along north side of Merrell Road, allowing for bypass lane
- Enhanced crosswalks on Merrell for improved safety conditions
- Enhanced landscaping along southern border, including mature trees & berm
- Vehicles on campus rather than neighborhood streets
- Possibility of “No U-Turn” signage at Middleton and South Better
- Limitations added to building heights, stadium noise and lighting into the PD
- Limitations on timing for future zoning cases

OTHER BENEFITS

- Vehicles on campus rather than neighborhood streets
- More efficient carpool process and flow
- Increased parking on campus for daily activity and large events
- Efficient operational use of southern property
- Enhanced safety for students and employees









Safer conditions

Calmer traffic

Reduced street parking

Expanded on campus parking

Expanded on campus queuing space

Bypass lane during carpool

Landscape screening along southern boundary

Improved aesthetics at Midway and Montwood entrance

QUESTIONS AND ANSWERS, FEEDBACK, AND CONVERSATION



POTENTIAL ENHANCED CELL SERVICE



Cell Tower Safety

- Cell towers are in communities all over the world and are safe.
- RF waves emitted by a cell tower are a form of non-ionizing radiation, which does not damage human tissue or DNA
- See source from American Cancer Society

<https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html>

THIS ZONING REQUEST INCLUDES:



Intent to
improve
traffic and
parking
conditions



One
building
relocation



New parking
areas (north
and south)



New
circulation
route on the
south side

THIS ZONING REQUEST **ALSO INCLUDES:**



NO planned
increase in
enrollment



NO increase
in allowed
classroom
buildings



NO
changes to
programs or
operations

A group of six diverse elementary school children are standing in a schoolyard, smiling for the camera. From left to right: a boy in a white polo shirt, a boy in a white polo shirt, a girl in a plaid dress, a boy in a dark blue jacket, a girl in a plaid dress, and a girl in a plaid dress with a blue headband. They are standing in front of a white house with a brown roof. The background shows a grassy field and trees.

THANK YOU!

We greatly appreciate your time and dedication to our neighborhood.