

EXECUTIVE SUMMARY

Huitt-Zollars is working with the City of University Park to provide schematic layouts for Lovers Lane from Lomo Alto Drive to Douglas Avenue, the area known as The Miracle Mile. These layouts will be presented to Dallas County for potential funding, as part of the Dallas County Capital Improvements Project application, which is due in September 2019. As part of this effort, Huitt-Zollars performed a traffic study and parking utilization data collection, and facilitated public involvement by way of Stakeholder Meetings and surveys to the public. This public involvement is a vital part of the process, and highly recommended by Dallas County as part of their process. Below is a summary of findings derived from these efforts.

Based on the parking utilization data gathered in the study process, the following conclusions are drawn:

1. Parking demand is high, even at non-peak times.
2. The patron surveys, merchant surveys, and public comments all indicate a parking problem, which was validated by the traffic count data.
3. Parking is by far the number one issue for all respondents, for the survey respondents and at the stakeholder meetings.
4. Parking enforcement is not consistent, and highly desired by the community.
5. Access to parking is a chronic problem for this area of the City, and is exacerbated by traffic flow issues and the lack of pedestrian facilities.

From the stakeholder meeting input, the following can be concluded:

Parking

- Parking was ranked 1st in the ranking survey in order of importance.
- Parking received the most post-it note comments.
- Adding additional parking and/or not reducing current parking is a high priority.
- Parking enforcement is desired.

Pedestrian Flow

- Pedestrian flow ranked 2nd in order of importance
- Pedestrian safety was a major concern.
- ADA access and lack of crosswalks were most desired.
- Respondents indicated a lack of willingness to walk very far to their destination.

Traffic Flow

- Traffic flow ranked 3rd in order of importance on both the ranking surveys and post-it note comments
- Moving vehicular traffic through the corridor is not as high a priority for respondents.
- Traffic signal timing and not widening the existing roadway were mentioned the most.
- Residents of the surrounding area want less cut-through traffic and parking on their streets.

Beautification

- Beautification ranked 4th in the ranking survey of order of importance, but received the 2nd most number of post-it comments.

- Better signage is desired, as well as ‘marquis’ signage for the neighborhood/shopping area.
- Removing utility poles and burying utilities was the number one request.
- Survey data confirms there are no permeable surfaces in the public right-of-way
- The majority of those surveyed do not want to lose the character and charm of the Miracle Mile.

BASIS FOR FUTURE DESIGN DECISIONS

The information contained in this report will influence the design decisions moving forward, and provide a framework to establish design criteria. Based on the information listed above, the intent is to maximize: the amount of parking in the area; opportunities for beautification with signage, utility pole removal, and permeable surfaces; traffic flow with updated signal timing; the charm and character of the Miracle Mile; ADA access through improved sidewalks; and crosswalks. Design decisions will seek to minimize: any change to the parking configuration; changes to the current traffic lane configuration; traffic flow onto neighborhood streets; and disruption to businesses.