

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT
November 21, 2007**

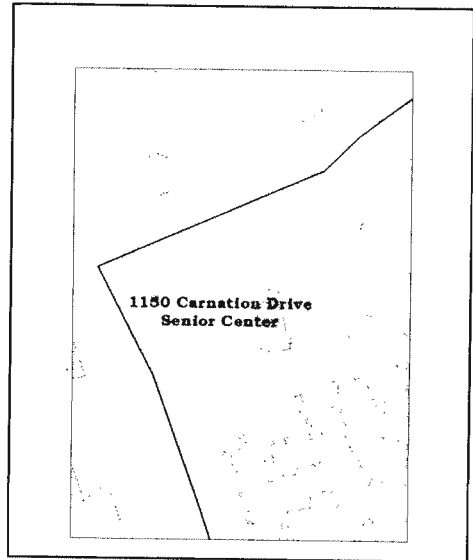
SUBJECT:

Use Permit Application USE2007-00707

Applicant: Mayor and Council
111 Maryland Avenue
Rockville, Maryland 20850

Property
Location: Rockville Senior Center
1150 Carnation Lane
Rockville, Maryland 20850

Planning Commission Review Date: November 28, 2007



REQUEST:

In accordance with Section 25-193 of the Zoning Ordinance, the applicant submits the subject use permit application, to construct a parking lot with 48 additional parking spaces in the R-90 (Single Family Detached, Restricted Residential) Zone.

PREVIOUS RELATED ACTION:

Use Permit U-201-65, Montgomery County Public Schools - a proposal to construct a new elementary school located in the R-90 zone. Approved by the Planning Commission on February 24, 1965.

STAFF RECOMMENDATION:

Approval is recommend subject to the following conditions:

1. Proposed site improvements must be constructed in accordance with site development plans submitted by Maddox, Inc.
2. Submit for the approval of the Chief of Planning, eleven (11) copies of the site development plans revised to illustrate that the following issues have been satisfactorily addressed:
 - a. Provide and list the following information on the site development plan:
 - 1) Correct site plan to indicate "Rockville Senior Center" not "Woodley Gardens Senior Center"

2. Correct the site plan to show that there are “basketball courts” not “tennis courts”.
 3. The following note should be listed on the site plan: “All construction will comply with the requirements of the City’s construction, fire, and life safety codes, as well as a State of Maryland accessibility code, and the Americans with Disabilities Act (ADA).”
 4. Use striping to distinguish between the proposed bike path and the driving area on the west side of the parking lot.
 5. Use striping to distinguish between the sidewalk and the parking lot on the east side of the parking lot, since there is no curb/gutter, cars may park in that area.
 6. Add lighting to the parking lot by either installing new lights or by installing all underwire and construction-related wiring so that lights can be added at a later date without disruption to the newly created parking lot.
 7. Eliminate the proposed sidewalk on the northern end of the parking lot, parallel to the curb stops. Keep the sidewalk on the east side.
 8. Show a total of three (3) short term inverted-U bicycle racks and two (2) long term bicycle lockers, or a locked room inside the senior center that is bicycle accessible having loop racks that will hold four (4) bicycles.
 9. Show forty-eight (48) wheel stops for all proposed parking spaces.
3. Submit for the approval of the Chief of Planning, eleven (11) copies of the landscape plan.
 4. The Department of Public Works requires the following:
 - a. Comply with conditions of the stormwater management (SWM) concept plan approval, dated May 21, 2007.
 - b. Obtain a “No Objection” letter from Transco to confirm that the proposed grass swale in their ROW is acceptable.
 5. The City Forester requires the following:
 - a. Submittal and approval of a Forest Conservation Plan (FCP) by the City Forester.
 1. Application form, including contact information and checklist items, must be submitted with Forest Conservation Plan.

2. All proposed and existing utilities and easements must be shown on the FCP within the vicinity of the proposed addition.
 3. The landscape plan must be included as part of the FCP. Submission will be reviewed by Forestry prior to approval of the Signature Set.
 4. All required replacement trees must be located within the boundary of the Senior Center property.
 5. Forest Conservation must be met through the retention of existing forest within the overall site. A Forest Conservation Easement shall be placed over this area of forest.
- b. That the Sediment Control Permit (SCP) and the FCP must be consistent, and will be reviewed together.

ANALYSIS:

Property Description

The subject site is within the Woodley Gardens neighborhood and is approximately 11.79 acres (513, 572 square feet) in size. Vehicular access is provided to the site via Carnation Drive. The building is 30,077 square feet. In addition, the site contains a basketball court, a garden plot, small play area and space for members to play bocce. Parking is available on the east and north sides of the building.

As per the Zoning Ordinance, 152 on-site parking spaces are required to accommodate the site use, at the rate of one (1) parking space for each two hundred (200) square feet of gross floor area for the building. Six (6) spaces are required to be handicapped spaces. Due to the amount of seniors that require handicapped parking spaces, the actual amount of handicapped spaces far exceeds the amount required.

As shown on the site plan submitted, the site currently has 109 parking spaces located on the site. Based on the information provided, the site's current parking facilities are nonconforming, with a deficiency of 43 parking spaces. However, under the subject proposal, the site's surface parking facilities will satisfy the requirements of the Zoning Ordinance with the construction of 48 additional parking spaces.



Aerial Photo of the Senior Center

Site Use & Project Proposal

The applicant (City of Rockville Department of Recreation and Parks, on behalf of the Mayor and Council) proposes to construct a parking lot creating 48 additional parking spaces at the north end of the property. Per the information provided, the site has a total of 109 surface parking spaces. As previously noted, the center has a deficiency of 43 spaces. The parking deficiency as it now exists will be fully satisfied by the construction and the expansion of the site surface parking lot.

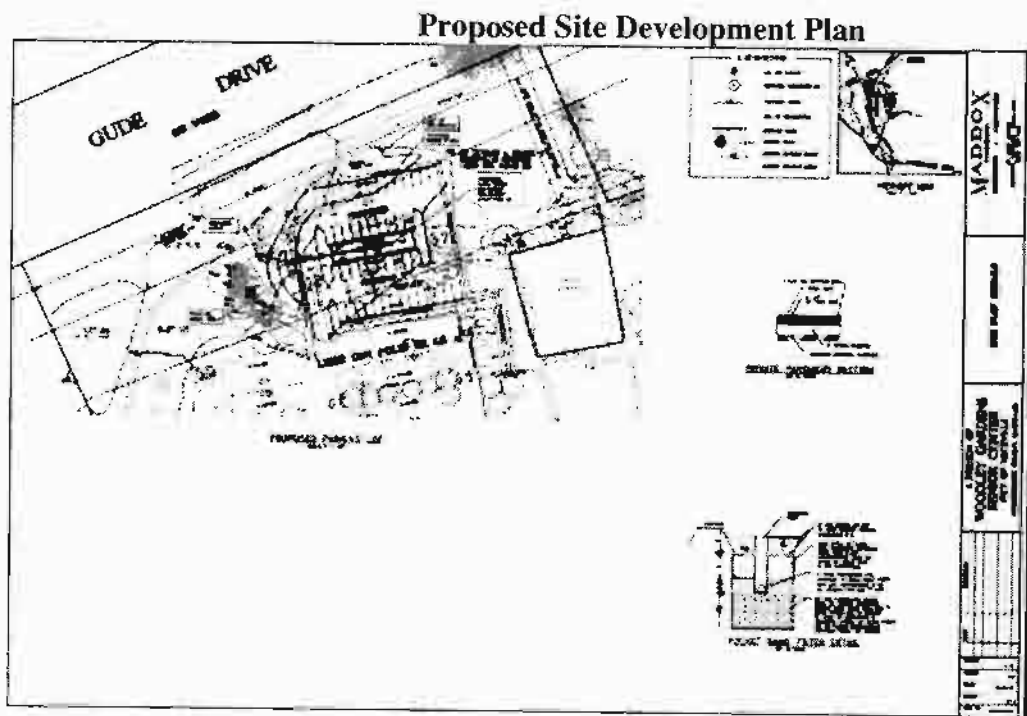
Overflow parking has been an issue for many years. The need for parking has been apparent since 1993. The additional parking lot that was constructed in 1999 to provide an additional 40 spaces still did not alleviate the parking situation. The attached memo reiterates these points and provides a brief history of the need for more parking (See Attachment "1"). Staff finds that on Mondays, Wednesdays and Fridays, the parking lots are full to capacity. The growing number of active seniors participating in programs currently offered has resulted in more seniors driving their own cars, as opposed to utilizing the City's bus service. The number of non-resident

members, who cannot access the City's bus transportation, has also increased. These participants must arrive by car.

Because of the center participants parking on the lawn, and in the adjacent neighborhoods, Parks staff has had to involve the City's Police Department. A total of 26 parking citations were issued for 25 people parking on the grass, and 1 violation was issued for handicapped parking. These citations were issued over a three-week period from mid March – mid April 2007.

The proposed parking lot will not generate additional trips to the facility, but as noted previously, will eliminate the need for participants to park on the lawn, shoulder of the driveways or in the adjacent neighborhood.

The parking lot proposal complies with all applicable parking, loading and access requirements under the Zoning Ordinance.



Applicable Sections of the Zoning Ordinance & Staff Assessment

In accordance with Section 25-193 of the Ordinance, a use permit shall be issued if the Planning Commission finds that the use proposed will not:

Adversely affect the health or safety of persons residing or working in the neighborhood or the proposed site use. The center has existed at this location since 1982 (it was an elementary

school from 1965-1980). Staff conducted traffic studies in 2005 and 2006 indicating that this new parking lot will not affect persons residing in the neighborhood. As stated earlier, the proposal to add a new parking lot will ensure that senior citizens have a safe, level area to park their vehicles properly and the parking lot will allow for the number of handicapped spaces to be increased. This approval will also reduce the number of cars that are parked in the adjacent neighborhoods.

In addition to the parking lot expansion, lighting will be installed to ensure that participants are safe when walking to their vehicles.

Participants have voiced their support of the project by signing a "We need more Parking" petition. To date 89 participants are in support of the parking lot. (See Attachment "2")

Be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Once completed, the parking lot to the Senior Center will remove the unwanted cars from the neighborhood and the need to park on the grass.

Constitute a violation of any provision of the Zoning Ordinance or other applicable laws.

The use permit is submitted in accordance with Sections 25-54 and 193 of the Ordinance. The new parking lot complies with vehicular parking standards.

The applicant is currently working with the City Forester to obtain approval of the project's forest conservation and landscape plans. There will be 11 trees replaced and 6 significant trees removed (one of which includes an elm tree that has been determined to be in poor to moderate condition), and Forest Conservation will be met thru the preserving of existing forest.

RECOMMENDATION

Based on all of the noted factors, staff finds reasonable justification to recommend Use Permit USE2007-00707 be approved subject to the conditions referenced on pages one thru three of this staff report.

COMMUNITY NOTIFICATION PROCESS

Notification cards were sent to property owners and residents within the subject site area, informing them of the application request and pending Planning Commission meeting. A list of addresses is contained in the project's application file for public review and inspection. In addition, notification letters were sent to the Woodley Gardens, West End, and Regent Square civic and homeowners associations

An Open House was held by Recreation and Parks on September 27, 2007 to further involve those who many not have been aware of the project proposal. In total, 564 households were sent invitation letters to the Open House. A total of 23 households were represented at the meeting, along with 5 City staff members. Attached is the letter from the Assistant City Manger

responding to the some of the issues that were raised at the meeting and to notify them of the next steps in this process (See Attachment "3").

ATTACHMENTS

1. History of Parking Issues
2. More Parking Petition
3. Open House Response letter/Traffic and Transportation Studies
4. SWM Concept Approval
5. Transportation Report (submitted by applicant)
6. Overflow pictures
7. Site Plan



City of Rockville

MEMORANDUM

November 6, 2007

TO: Nicole Walters, Planning Technician

FROM: Jill Hall, Senior Center Supervisor

VIA: Betsy Thompson, Superintendent of Recreation
Burt Hall, Director of Recreation and Parks

RE: Senior Center Parking Lot Project Information for Planning Commission

Here is background information on the Senior Center parking lot project. Please let me know if you would like further information.

History Of Parking Issues

Excerpt from December 8, 1993 memo from Senior Center Supervisor Judy Beck to Superintendent of Recreation Phil Bryan citing an urgent need for additional parking: "Along with the concern over traffic generated by the Senior Center as it affects the Woodley Gardens neighborhood is the additional urgent need – that is the need for another parking lot. As you are aware we have 90 official parking spaces for 200 or more cars for our hours of maximum usage. People park illegally and also fill the neighborhood spaces. Often people leave when they cannot find parking."

Fall 1999 – New parking lot constructed with forty spaces, creating a total of 109 spaces – some spaces lost or combined for handicapped parking.

Over time it was apparent that 109 spaces were insufficient to meet the demand for parking. Staff received daily complaints from users (especially on Monday, Wednesday and Fridays and days when we held special events). Participants began parking on the grass areas, in fire lanes, at the end of the bike paths and down the exit drive. It became increasingly unsafe for users and detrimental to the property. Additional parking spaces had been put in the CIP as part of a proposed fitness expansion, however, due to the demand the parking was separated from the facility expansion and moved up in the CIP schedule.

TO: Nicole Walters, Planning Technician
 Senior Center Parking Lot Project Information for Planning Commission
 November 6, 2007

In the spring of 2007 the Parking Enforcement staff started enforcing the City ordinance that prohibited cars from parking on grass. In total 25 tickets were issued in a period of about four weeks (until they were asked to stop enforcing the ordinance). Staff has pictures taken over the past few months of cars parked in illegal spaces.

Current Number of Spaces

Currently the Senior Center has ninety general parking spaces and nineteen handicapped spaces for a total of 109. The City's Zoning Ordinance requires one parking space for each two hundred square feet of gross floor area. Thus, 152 spaces, of which six must be handicapped, are required. Handicap spaces provided for Senior Center users intentionally exceed the minimum required due to the nature of the clientele using the facility. With the proposed additional 48-space parking lot, the total would be brought to 157, slightly above the total required by ordinance.

Dates with high levels of Center use (See Attachment A): (Oct 2006 – Sept 2007)

- October 2006 - 16 days of 31
- November 2006 - 13 days of 30
- December 2006 - 14 days of 31
- January 2007 - 11 days of 30
- February 2007 - 8 days of 28
- March 2007 - 15 days of 31
- April 2007 - 14 days of 30
- May 2007 - 12 days of 31
- June 2007 - 7 days of 30
- July 2007 - 12 days of 31
- August 2007 - 8 days of 31
- September 2007 - 14 days of 30

Days with Multiple Events - The Duplicate Bridge group, composed of approximately 50% Senior Center members, raises funds for RSI, averaging \$15,000 per year. On Mondays and Fridays when the Duplicate Bridge group used the center, the parking was generally at or above capacity since they averaged 100-124 participants and the Monday Senior Fit exercise program and Friday Chinese lunch also had up to 100 people. In addition to these large groups, there were many other people coming to the center for other programs. To address the parking problems, some programs were moved to other days to address persistent complaints from our users. Some members told staff they refused to come to the building on these days and dropped out of programs.

TO: Nicole Walters, Planning Technician
 Senior Center Parking Lot Project Information for Planning Commission
 November 6, 2007

Duplicate Bridge stopped using the Center during May and June 2007, then came back for July through September and has relocated again. The Chinese nutrition program, held on Fridays, attracts a high number of non-residents, most of whom drive a car. This Federally-funded program originally had 100 participants, however, due to recent funding restrictions they have been limited to forty. They hope to increase their numbers in the next budget year.

Public Involvement in the Parking Lot Project

The design contract for the additional parking lot was executed in October of 2006. It has been a slow process due to contractor performance problems. During the design period staff kept the seniors well informed of the progress and included an update on the parking lot at almost every RSI Board Meeting, the minutes of which are published in the Senior Center newsletter. Staff responded to member complaints about the lack of parking by describing the CIP project and schedule. This information has been consistently well received. Center users, staff and engineers selected the site for the additional parking after an extensive review of all opportunities on the property. For site aesthetic reasons, and because it is closely adjacent to neighborhood residences, staff considered it important to maintain the former ball field as a green open space, even though it provides the closest access to the building. Other options, including using the basketball court and putting parallel parking along the driveway, were considered but discarded due to safety concerns. The site in the back of the property was chosen because it has the least impact for both Center users and neighbors.

Staff's intent was to pro-actively address both a Senior Center and a neighborhood problem by increasing parking capacity that would satisfy Center member needs as well as greatly reduce overflow parking on neighborhood streets. Another key objective is to make parking and access to the Senior Center considerably *safer for members*. This project would greatly reduce the need to park on uneven surfaces such as grass areas and driveway shoulders.

Following standard City public outreach processes, the Planning Division mailed postcards to all residents notifying them of the intent to construct an additional parking area for which a Use Permit application had been filed. It announced that the Planning Commission would take action on this application on Wednesday, September 12, 2007. A resident, Jim Reshovsky, contacted the Woodley Gardens Civic Association President Marty Trusty and asked questions regarding the plan to add parking spaces. He also spoke with Jill Hall. Mr. Reshovsky lives at 1005 Aster Blvd, which backs onto the Senior Center property.

Staff (Jill Hall, Jerry Daus, Nicole Walters and Dwayne Jenkins) met with Marty and Jim on Monday, August 27 to discuss the parking lot proposal. During this 1.5-hour meeting it was not clear what Jim's objections to the project were. He did indicate that he felt the neighborhood should have been involved earlier in the process. He did not state, however, whether he was opposed to the parking lot as a whole, the size of the parking lot, or just the lack of public notice.

TO: Nicole Walters, Planning Technician
 Senior Center Parking Lot Project Information for Planning Commission
 November 6, 2007

At the conclusion of the meeting staff readily agreed to delay the Planning Commission hearing and hold an open house in the interest of enhancing opportunities for neighborhood input.

Letters were sent to all 564 households in the neighborhood surrounding the Center notifying them of the Open House on Thursday, September 27, 2007 at 7:00 p.m. at the Senior Center. The package also included a letter explaining the rationale for the expanded parking, a design plan and an aerial view of the site with the parking lot identified.

Of the 564 households that received letters, 22 attended the meeting, with five Center members also in attendance (thirty people total). Of the 22 neighborhood households, thirteen indicated that they did not support the parking lot while three expressed support. Six had no opinion. Therefore, less the three percent of those who were invited to the meeting expressed opposition to the project.

Although the purpose of the Open House was to hear neighborhood residents' views on the proposed parking expansion, the main concerns expressed at the meeting were the perceived rise in traffic through the neighborhood, the increased speed of traffic in the neighborhood and the number/speed of Ride-On buses. Some people supported re-visiting the Gude Drive entrance; sixteen households put their name on a list to attend a Gude Drive meeting.

Counter Survey on Parking Project

At the Senior Center Information Desk members could sign a form entitled "Yes, we need more parking," if they were unable to attend meetings about the project. To date, 88 people have signed this form.

Future Needs for Parking

It is projected that the proportion of older adults in the city and county will double by 2020. Senior Citizen leaders, along with staff from the Senior Services Division have been examining the impact of this population growth in a number of recent studies – Membership Satisfaction Survey, Senior Services Long-Range Plan and the Older Adult Needs Assessment. Staff and Senior Center leaders are currently identifying methods to address the needs. The Long-Range Task Force projected that the Senior Center will continue to serve 20% of Rockville's senior population over the next twenty years. We currently serve approximately 2,000 people (1,680 of which are members) which is almost 20% of the population aged 60 and older in Rockville. If the older adult population does double, it would result in a potential increase in numbers served of approximately 2,000 more people by 2020. It is very likely that we will see an increase in people using the center as the baby boom population ages. Our expanded fitness and exercise programs are attracting a large number of young seniors, the ones that typically drive their own car. The center is also used for community meetings, rentals, classes and other activities on evenings and weekends. This use contributes to the total number of people using the facility.

TO: Nicole Walters, Planning Technician
Senior Center Parking Lot Project Information for Planning Commission
November 6, 2007

Facility Expansion Plans

The Master Plan for the Senior Center, completed in 1991 and adopted by the Mayor and Council, recommended as a final phase a large addition located in the area currently proposed for the fitness and wellness expansion. A large social hall, classrooms, lounge, courtyard, storage and restrooms were recommended. This project was proposed in City budget books dating back before FY 98.

As time has changed, the Rockville Seniors, Inc. (RSI) Board, City staff and many members have concluded that it is the exercise and fitness space that most needs expansion. The exercise and fitness expansion was first proposed in the FY 01 Capital Improvement Program budget, with the planning and design scheduled for FY 05 and the construction of the expansion and additional parking spaces in FY 06. In FY 04 the project schedule was changed with planning and design to be completed in FY 07 and construction in FY 08. In FY 06, due to demand for additional parking spaces, the CIP was again changed to have planning and design and additional parking spaces in FY 07 and construction in FY 08 and FY 09. In FY 07 the project was changed again to have the parking completed in FY 07, with the planning and design delayed to FY 08 and the construction in FY 09. This is the way the project is proposed in the budget book now.

As with all projects of this scope, City staff has pledged to the Woodley Gardens Civic Association a fully collaborative process in studying the feasibility of expanding the center. Meetings with residents on the project are scheduled to begin early in 2008.

Attachment:

A – Dates With High Levels of Use

Attachment A - Dates with High Levels of Use (Oct 2006 – Sept 2007)

October 2006 (16 days of 31)

Mon. 10/2 Duplicate Bridge & Senior Fit (2 classes)
 Wed. 10/4 Birthday Party
 Fri. 10/6 Duplicate Bridge & Chinese Lunch
 Sat. 10/7 2 rentals
 Mon. 10/9 Duplicate Bridge & Senior Fit (2 classes)
 Wed. 10/11 Bingo + 2 rentals
 Thurs. 10/12 Finance Fair
 Fri. 10/13 Duplicate Bridge & Chinese Lunch
 Mon. 10/16 Duplicate Bridge & Senior Fit (2 classes)
 Thurs. 10/19 Young In Heart Mtg.
 Fri. 10/20 Duplicate Bridge & Chinese Lunch
 Mon. 10/23 Duplicate Bridge & Senior Fit (2 classes)
 Tues. 10/24 Flu Shots
 Thurs. 10/26 Harvest Ball
 Fri. 10/27 Duplicate Bridge & Chinese Lunch
 Mon. 10/30 Duplicate Bridge & Senior Fit (2 classes)

November 2006 (13 days of 30)

Wed. 11/1 Birthday Party
 Thurs. 11/2 Budget Kickoff & Aging In Place Seminar
 Fri. 11/3 Duplicate Bridge & Chinese Lunch
 Mon. 11/6 Duplicate Bridge & Senior Fit (2 classes) & RFL Dinner
 Wed. 11/8 Bingo + 2 rentals
 Fri. 11/10 Duplicate Bridge & Chinese Lunch
 Sat. 11/11 Train Show
 Sun. 11/12 Train Show
 Mon. 11/13 Duplicate Bridge & Senior Fit (2 classes)
 Wed. 11/15 Flu Shots
 Fri. 11/17 Duplicate Bridge & Chinese Lunch
 Mon. 11/20 Duplicate Bridge & Senior Fit (2 classes)
 Fri. 11/24 Duplicate Bridge & Chinese Lunch

December 2006 (14 days of 31)

Sat. 12/2 Holiday Bazaar
 Mon. 12/4 Duplicate Bridge & Senior Fit (2 classes)
 Wed. 12/6 Birthday Party
 Fri. 12/8 Duplicate Bridge & Chinese Lunch
 Sun. 12/10 Jingle Bell Jog
 Mon. 12/11 Duplicate Bridge & Senior Fit (2 classes)
 Wed. 12/13 Bingo + 2 rentals
 Thurs. 12/14 Young In Heart Mtg.
 Fri. 12/15 Duplicate Bridge & Chinese Lunch

Sun. 12/17 Rental
 Mon. 12/18 Duplicate Bridge & Senior Fit (2 classes)
 Fri. 12/22 Duplicate Bridge & Chinese Lunch
 Tues. 12/26 Rental
 Fri. 12/29 Duplicate Bridge & Chinese Lunch

January 2007 (11 days of 30)

Fri. 1/5 Duplicate Bridge & Chinese Lunch
 Mon. 1/8 Duplicate Bridge & Senior Fit (2 classes)
 Tues. 1/9 Trip registration
 Wed. 1/10 Birthday Party
 Fri. 1/12 Duplicate Bridge & Chinese Lunch
 Wed. 1/17 Young In Heart clutter Sale
 Sat. 1/20 Police Testing
 Mon. 1/22 Duplicate Bridge & Senior Fit (2 classes)
 Fri. 1/26 Duplicate Bridge & Chinese Lunch
 Sun. 1/28 MSI Banquet
 Mon. 1/29 Duplicate Bridge & Senior Fit (2 classes)

February 2007 (8 days of 28)

Fri. 2/2 Duplicate Bridge & Chinese Lunch
 Mon. 2/5 Duplicate Bridge & Senior Fit (2 classes)
 Thurs. 2/8 Tea Dance
 Fri. 2/9 Duplicate Bridge & Chinese Lunch
 Mon. 2/12 Duplicate Bridge & Senior Fit (2 classes)
 Fri. 2/23 Duplicate Bridge & Chinese Lunch
 Sat. 2/24 Rental
 Mon. 2/26 Duplicate Bridge & Senior Fit (2 classes)

March 2007 (15 days of 31)

Fri. 3/2 Duplicate Bridge & Chinese Lunch
 Sat. 3/3 Rental
 Mon. 3/5 Duplicate Bridge & Senior Fit (2 classes)
 Wed. 3/7 Birthday Party, Bingo, Rental
 Thurs. 3/8 Trip Registration
 Fri. 3/9 Duplicate Bridge & Chinese Lunch
 Mon. 3/12 Duplicate Bridge & Senior Fit (2 classes)
 Wed. 3/14 Bingo + 2 rentals
 Thurs. 3/15 Young In Heart Mtg.
 Fri. 3/16 Play + duplicate bridge
 Sat. 3/17 Rental
 Mon. 3/19 Duplicate Bridge & Senior Fit (2 classes)
 Fri. 3/23 Duplicate Bridge & Chinese Lunch
 Mon. 3/26 Duplicate Bridge & Senior Fit (2 classes)
 Fri. 3/30 Duplicate Bridge & Chinese Lunch

Rockville Senior Center
1150 Carnation Drive
Rockville, Maryland 20850



Tel. 240-314-8800
Fax. 240-314-8809

FAX MEMO

To: Nicole Walters From: Jill Hall
 Fax: _____ Pages: 4
 Phone: _____ Date: 10/10/07
 Re: Parking cc: _____

Urgent For review Please comment Please reply Please recycle

Comments:

~~Thank you for your contribution~~

Yes, we need more parking!!

Name:

Rosemary Chiswick

Ardis Chiswick

Mary D. Parker -

Daniel P

Joan Kirovich

Flourence Warmack

Leo Thayer

Joseph J. Montecano (Entrance off W. Duke!)

Bill Warren (Need add parking for handicapped individuals)

Gene Fabis - (Monday is terrible!)

Anne Mullins

Josephine Boscia

Edwin D. Kimball

Naomi K. Webber

Charles O. Webber

Edward Branger

Frank Hopkins

Ruth Roddey

Janie M. Doad

Ned Chutkan

Ann Ruth Voor

Teresa Ham

Shirley Beck

Yes, we need more parking!!

Name:

Rim Shinn

M. Benson

Anita Ho

Virian Dupuy

Louise Bradley

Margaret M. Carter

Lucy E. Norris

Pauline Walker

Billie Buchler

Margaret L. Cook

Joyce L. Mulholland

Jane Gray

Pan Gunguly

Chanda Gunguly

Elaine Schenier

Stanley Schenier

Marilyn Johns

Howard Anthony

Jan Bal

Betty Bal

Indra Ramster

Faye Za

Ralph Bunge

(3)

Yes, we need more parking!!

Name:

Kon Barber

Stuart Hong
Rudolph Volin

W. Campbell
De Del Corner

Jack Rosen
Stie Grump

Bill Gulban
Harriet Hoff

Dorrie Blanchard
Joan Galasso

Pauline Gross
Martin Gross
Janette Jennings

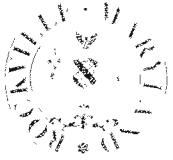
Marian Seim
Mary Hampton

Li Bluth
Ed Rosett

Ruby Lovett
Vee Shelhorse

Bernie Shannon
Upland Langbehn

Phyllis Anderson



October 4, 2007

City of Rockville
11 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Re: Senior Center Parking Expansion – Public Open House

Dear Public Open House Participant:

Recreation & Parks
111 Maryland Avenue
240-314-8600
TTY 240-314-8137
FAX 240-314-8659

Thank you for participating in the public Open House at the Rockville Senior Center on Thursday, September 27, 2007. We appreciate the opportunity to discuss the proposed parking lot expansion with members of the community. The purpose of this letter is to follow up on issues raised at the meeting and to notify you of the next steps in this process.

Civic Center
603 Edmonston Drive
240-314-8660

Open House

In total, 564 households were sent invitation letters to the Open House. The mailing included a copy of the site plan and an aerial map of the property with the proposed new parking area outlined. Twenty-three households were represented at the meeting, along with five members of the Senior Center for a total of 36 individuals. City staff were also present including Senior Center Supervisor Jill Hall; Parks and Facilities Development Manager Jerry Daus, Senior Social Services Coordinator Lorraine Schack, Planning Technician Nicole Walters and Neighborhood Resources Coordinator Dwayne Jenkins.

Lydon Creek Nature Center
852 Avery Road
240-314-8770

Lincoln Park
Community Center
357 Frederick Avenue
240-314-8780

Parks Maintenance
14625 Rothgeb Drive
240-314-8700
FAX 240-314-3719

Background Information – Why Expand Parking?

The City of Rockville is developing plans to add more parking spaces at the Rockville Senior Center – 48 additional spaces. Enlarging the Center’s parking area ensures that our senior citizens have safe, level areas to park their vehicles in a proper space, allows for the number of handicapped spaces to be increased and reduces the number of cars that are parked in the adjacent neighborhoods. The construction will involve removal of one significant tree and some others, which we agree is unfortunate. Please know, however, that all City Forest and Tree Preservation Ordinance requirements will be met on site.

RedGate Golf Course
14500 Avery Road
240-314-8730

Senior Center
1150 Carnation Drive
240-314-8800

Swim Center
355 Martins Lane
240-314-8750

With the current parking deficit center patrons often are left with no other choice but to park along the grass shoulders of the driveway leading to the rear parking area, in fire lanes, in the driveway leading out of the Center, on the former ball field and on the grass at the rear of the building. On days when special events are held parked cars often spill out into the neighborhood streets.

Twinbrook Community
Recreation Center
3920 Twinbrook Parkway
240-314-8830

Currently the Senior Center has ninety general parking spaces and nineteen handicapped spaces for a total of 109 spaces. The City’s Zoning Ordinance requires one parking space for each 200 square feet of gross building floor area. Thus, 152 spaces are required, six of which must be handicapped. Given the large number of center users with mobility limitations, the total number of handicap spaces provided intentionally exceeds the minimum requirement. This proposed

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
Susan R. Hoffmann
Phyllis Marcuccio
Anne M. Robbins

CITY MANAGER
Scott Ullery

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Paul T. Glasgow



ROCKVILLE
SENIOR
CENTER



Re: Senior Center Parking Expansion – Public Open House

October 4, 2007

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City of Rockville
11 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Recreation & Parks
111 Maryland Avenue
240-314-8600
TTY 240-314-8137
FAX 240-314-8659

Civic Center
603 Edmonston Drive
240-314-8660

Walden Creek Nature Center
852 Avery Road
240-314-8770

Lincoln Park
Community Center
357 Frederick Avenue
240-314-8780

Parks Maintenance
14625 Rothgeb Drive
240-314-8700
FAX 240-314-3719

RedGate Golf Course
14500 Avery Road
240-314-8730

Senior Center
1150 Carnation Drive
240-314-8800

Swim Center
355 Martins Lane
240-314-8750

Twinbrook Community
Recreation Center
3920 Twinbrook Parkway
240-314-8830

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
Susan R. Hoffmann
Phyllis Marcuccio
Anne M. Robbins

CITY MANAGER
Scott Ullery

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Paul T. Glasgow

parking expansion will place the Senior Center in compliance with these code requirements, and will serve to safely accommodate center users in designated spaces.

Center users, staff and engineers selected the site for the additional parking after an extensive review of all opportunities on the property. For site aesthetic reasons, we considered it important to maintain the former ball field as a green open space, even though it provides the closest access to the building. Other options, including using the basketball court and putting parallel parking along the driveway, were considered but discarded due to safety concerns. The site in the back of the property was chosen because it has the least impact for both Center users and neighbors.

Next Steps

City staff is recommending proceeding with construction of the additional parking lot, the funds for which have been appropriated in the City’s Capital Improvement Budget and approved by Mayor and Council. We believe that this additional parking is necessary and that it would be irresponsible for the City to not move forward as planned to enhance the safety of our users.

This project is scheduled for a Public Hearing before the Planning Commission scheduled for Wednesday evening, November 28, 2007, at Rockville City Hall. Several weeks prior to the Public Hearing, notification postcards will be sent to neighborhood residents. We suggest you consider attending the meeting to provide any additional feedback on this issue that you would like to add.

Neighborhood Traffic Concerns

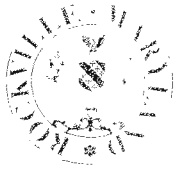
During the Open House many of participants indicated they were concerned about the traffic in the Woodley Gardens neighborhood. These concerns were relayed to the Traffic and Transportation Division staff in the Department of Public Works. We learned that traffic data was collected in 2005 and 2006, with the most recent survey being done November 27, 2006 on Azalea Drive. Charts listing the results of these traffic surveys are included in an attachment to this letter.

We also were informed that none of the traffic counts, which measure both volumes and speeds, met the minimum criteria for installation of traffic calming measures. More information on how traffic count information is used to determine the need for traffic calming or other remedial actions can be found on the City’s website,

<http://www.rockvillemd.gov/residents/traffic/pdf/guidelines.pdf>.



ROCKVILLE
SENIOR
CENTER



Re: Senior Center Parking Expansion – Public Open House

October 4, 2007

Page 3

City of Rockville
11 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Recreation & Parks
111 Maryland Avenue
240-314-8600
TTY 240-314-8137
FAX 240-314-8659

Civic Center
603 Edmonston Drive
240-314-8660

Lydon Creek Nature Center
852 Avery Road
240-314-8770

Lincoln Park
Community Center
357 Frederick Avenue
240-314-8780

Parks Maintenance
14625 Rothgeb Drive
240-314-8700
FAX 240-314-3719

RedGate Golf Course
14500 Avery Road
240-314-8730

Senior Center
1150 Carnation Drive
240-314-8800

Swim Center
355 Martins Lane
240-314-8750

Twinbrook Community
Recreation Center
1920 Twinbrook Parkway
240-314-8830

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
Susan R. Hoffmann
Phyllis Marcuccio
Anne M. Robbins

CITY MANAGER
Scott Ullery

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Paul T. Glasgow

Senior Center – Gude Drive Entrance

Participants at the Open House also raised the possibility of closing the entrance to the Senior Center from Carnation Drive and opening a new entrance off of Gude Drive. While there was interest in holding a meeting to discuss a Gude Drive entrance, it is not practical to proceed with consideration of this project until the plans to develop an I-270 interchange at Gude Drive have been settled.

Thank you again for attending the public Open House and sharing your thoughts with us. As many of you mentioned, the Senior Center is an important community asset and we hope you will support our decision to provide a safer parking situation for our users.

If you have any questions, please feel free to contact me at 240-314-8802 or email jhall@rockvillemd.gov.

Sincerely,

Jill Hall
Senior Center Supervisor

Attachment

- cc: Mayor and Council
- Rockville Seniors, Inc. Board of Directors
- Senior Citizens Commission
- Scott Ullery, City Manager
- Catherine Tuck Parrish, Deputy City Manager
- Burt Hall, Director of Recreation and Parks
- Jerry Daus, Parks and Facilities Development Manager
- Lorraine Schack, Senior Social Services Coordinator
- Nicole Walters, Planning Technician
- Dwayne Jenkins, Neighborhood Resources Coordinator
- Jenny Kimball, Assistant to the City Manager
- Emad Elshafei, Chief of Transportation



ROCKVILLE
SENIOR
CENTER

Attachment – Results of Traffic Surveys for Woodley Gardens Neighborhood Streets

Crocus Drive between Carnation Dr. and Azalea Dr. (February 2005):

Posted speed limit = 25 mph, Exceeding = 255 (31.44%), Mean
Exceeding = 28.42 mph
Maximum = 44.2 mph, Minimum = 6.2 mph, Mean = 23.0 mph
85% Speed = 28.0 mph, 95% Speed = 31.1 mph, Median = 22.6 mph
10 mph Pace = 18 - 28, Number in Pace = 597 (73.61%)
Variance = 23.71, Standard Deviation = 4.87 mph

Crocus Drive between Carnation Dr. and Azalea Dr. (April 2005):

Posted speed limit = 25 mph, Exceeding = 904 (39.67%), Mean
Exceeding = 28.10 mph
Maximum = 40.0 mph, Minimum = 5.1 mph, Mean = 23.8 mph
85% Speed = 28.2 mph, 95% Speed = 30.9 mph, Median = 23.9 mph
10 mph Pace = 19 - 29, Number in Pace = 1711 (75.08%)
Variance = 21.62, Standard Deviation = 4.65 mph

Blossom Drive between Azalea Dr. and Crocus Dr. (February 2005):

Posted speed limit = 25 mph, Exceeding = 144 (42.86%), Mean
Exceeding = 29.68 mph
Maximum = 50.8 mph, Minimum = 5.1 mph, Mean = 23.0 mph
85% Speed = 30.0 mph, 95% Speed = 34.0 mph, Median = 23.3 mph
10 mph Pace = 19 - 29, Number in Pace = 174 (51.79%)
Variance = 54.38, Standard Deviation = 7.37 mph

Aster Blvd. between Blossom Dr. and Carnation Dr. (February 2005):

Posted speed limit = 25 mph, Exceeding = 1081 (47.18%), Mean
Exceeding = 28.19 mph
Maximum = 40.4 mph, Minimum = 5.8 mph, Mean = 24.6 mph
85% Speed = 28.9 mph, 95% Speed = 31.3 mph, Median = 24.6 mph
10 mph Pace = 20 - 30, Number in Pace = 1760 (76.82%)
Variance = 20.02, Standard Deviation = 4.47 mph

Carnation Drive between Aster Blvd. and Crocus Dr. (February 2005):

Posted speed limit = 25 mph, Exceeding = 113 (6.00%), Mean
Exceeding = 26.82 mph
Maximum = 32.2 mph, Minimum = 8.4 mph, Mean = 19.1 mph
85% Speed = 22.8 mph, 95% Speed = 25.3 mph, Median = 18.8 mph
10 mph Pace = 14 - 24, Number in Pace = 1561 (82.94%)
Variance = 13.91, Standard Deviation = 3.73 mph

Carnation Drive between Crocus Dr. and Woodley Dr. (February 2005):

Posted speed limit = 25 mph, Exceeding = 82 (3.14%), Mean
Exceeding = 26.62 mph
Maximum = 31.9 mph, Minimum = 6.6 mph, Mean = 18.2 mph
85% Speed = 21.5 mph, 95% Speed = 24.2 mph, Median = 17.9 mph
10 mph Pace = 13 - 23, Number in Pace = 2276 (87.20%)
Variance = 11.30, Standard Deviation = 3.36 mph

Re: Senior Center Parking Expansion – Public Open House

October 4, 2007

Page 5

Azalea Drive (southbound between the 700 Block and Nelson St.) -November 2006

Posted speed limit = 25 mph, Exceeding = 1444 (58.23%), Mean

Exceeding = 29.57 mph

Maximum = 47.7 mph, Minimum = 5.7 mph, Mean = 25.9 mph

85% Speed = 31.3 mph, 95% Speed = 34.2 mph, Median = 26.2 mph

10 mph Pace = 22 - 32, Number in Pace = 1603 (64.64%)

Variance = 29.84, Standard Deviation = 5.46 mph

**Azalea Drive (northbound between the 700 Block and Nelson St.) –
November 2006**

Posted speed limit = 25 mph, Exceeding = 1305 (58.03%), Mean

Exceeding = 28.92 mph

Maximum = 50.9 mph, Minimum = 7.4 mph, Mean = 25.7 mph

85% Speed = 30.4 mph, 95% Speed = 33.3 mph, Median = 25.7 mph

10 mph Pace = 21 - 31, Number in Pace = 1638 (72.83%)

Variance = 25.52, Standard Deviation = 5.05 mph

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City of Rockville

MEMORANDUM

May 21, 2007

TO: Gerald Daus, Parks and Facilities Development Manager

FROM: Susan T. Straus, Chief Engineer/Environment *MS*

SUBJECT: Woodley Gardens Senior Center—1150 Carnation Drive
Stormwater Management Concept Plan Application
Case # SMP2007-00038

Your stormwater management (SWM) concept plan application for 1150 Carnation Drive, which was submitted on March 22, 2007, has been reviewed and conditionally approved. The proposed project, within the Watts Branch Watershed, consists of constructing an additional parking facility to serve the Senior Center.

The proposed parking facility, with 40 parking spaces, will result in a total of 0.38 acres of impervious area requiring SWM, within the limit of disturbance. The SWM concept proposes the following:

1. Water Quality Volume (WQ_v)

Water quality is proposed for all imperviousness at this parking lot, by two different methods. The first method is treatment of a drainage area of 0.93 acres (includes the parking lot plus additional existing area) with a pocket sand filter (5' x 37'). This filter will be located in a grass median area in the center of the parking lot. The pocket sand filter is a flow-based system, designed to treat 0.93 acres, of which 0.38 acres is impervious. The second method of treatment is in the second drainage area, in the northern portion of the site, which is a proposed grass swale (located in the 75' easement of Transcontinental Gas Pipeline Corporation).

2. Over bank Flood Protection (Op₁₀)

This project will use the SWM alternative of a SWM monetary contribution payment of \$7,600 (0.38 impervious acres X \$20,000/impervious acre for Op₁₀).

3. Channel Protection Volume (CP_v)

This project will use the SWM alternative of a SWM monetary contribution payment of \$7,600 (0.38 impervious acres X \$20,000/impervious acre for Cp_v).

4. Recharge Volume (Re_v)

Transportation Report for Senior Center Additional Parking Lot

Component A – Introduction and Existing Conditions.

A. Proposed Project:

1. *Project Description/Overview:* The Senior Center Parking Lot project (CIP # 420-900-1D67) (the Project) is intended to add 48 parking spaces at the north end of the property.
2. *Phasing and Timing of Planning and Build-out:* The project is currently under design with construction anticipated to start in the fall of 2007.
3. *Proposed Land Use:* No changes to the Land Use are anticipated, the facility will continue to be operated by the Department of Recreation and Parks as a recreation facility for the City of Rockville.
4. *TOA Designation:* Non-TOA
5. *Hours of Operation:* The Senior Center will operate on its current schedule. Those hours are Monday through Thursday and Sunday 8:30 am to 11:00 pm, Friday and Saturday 8:30 am to Midnight.
6. *Hours and Description of Employment Activity:* The facility is staffed the same hours of operation as above.

B. Existing Land Use:

The parking lot addition falls completely within the existing Senior Center land. Since 1982 the Department of Recreation and Parks has operated the Senior Center as a recreational facility for the City of Rockville.

C. Area/Location:

Aerial views are available from I-rock GIS.

D. Total Trip Generation:

Additional trips will not be generated. With the additional parking, participants will be able to park in a parking space as opposed to on the lawn, shoulder of the roadways or in the adjacent neighborhood.

Component B – Site Access and Circulation

A. Proposed Site Access and Circulation Transportation Statement:

1. *Discussion of all planned site features that do not comply with City Codes/Standards/ or Policies:* At this point no items have been identified that do not comply with City Codes/Standards/ or Policies.
2. *Hours of Deliveries, Pick-ups and Other Services:* The Senior Center accepts deliveries, pick-ups, and other services between the hours of 6:00 am and 5:00 pm. Deliveries and pick-up schedules will remain the same.
3. *Internal Circulation:* There will not be any change in the internal circulation resulting from the Project. The attached plans show the vehicular circulation from the road access points.
4. *Auto Site Access:* One driveway from Carnation Drive currently provides access to the Senior Center complex. This driveway will remain the primary access point.

5. *Accommodation and Circulation plan for Largest Size vehicles that will Access Site:* During construction tractor-trailers will access the Senior Center from Carnation Drive. These vehicles will be able to pull all the way around to the construction site to deliver their load, turn around using the existing parking lots and then exit the site. There will not be any change in the number and type of trucks currently making deliveries or pick-ups to or from the Senior Center.
6. *Parking Demand vs. Parking Supply* – The Senior Center currently has 109 parking spaces available for patrons with 19 being handicapped spaces. Using the City’s Zoning Ordinance, the required number of parking spaces is 152. The parking spaces which the Project will add to the required number is 48.
7. *Internal and Abutting Roadways* – The Senior Center is off Carnation Drive. This street is owned by the City of Rockville. The posted speed limit on Carnation Drive is 25 mph, with the internal driveways having a posted speed of 15 mph.

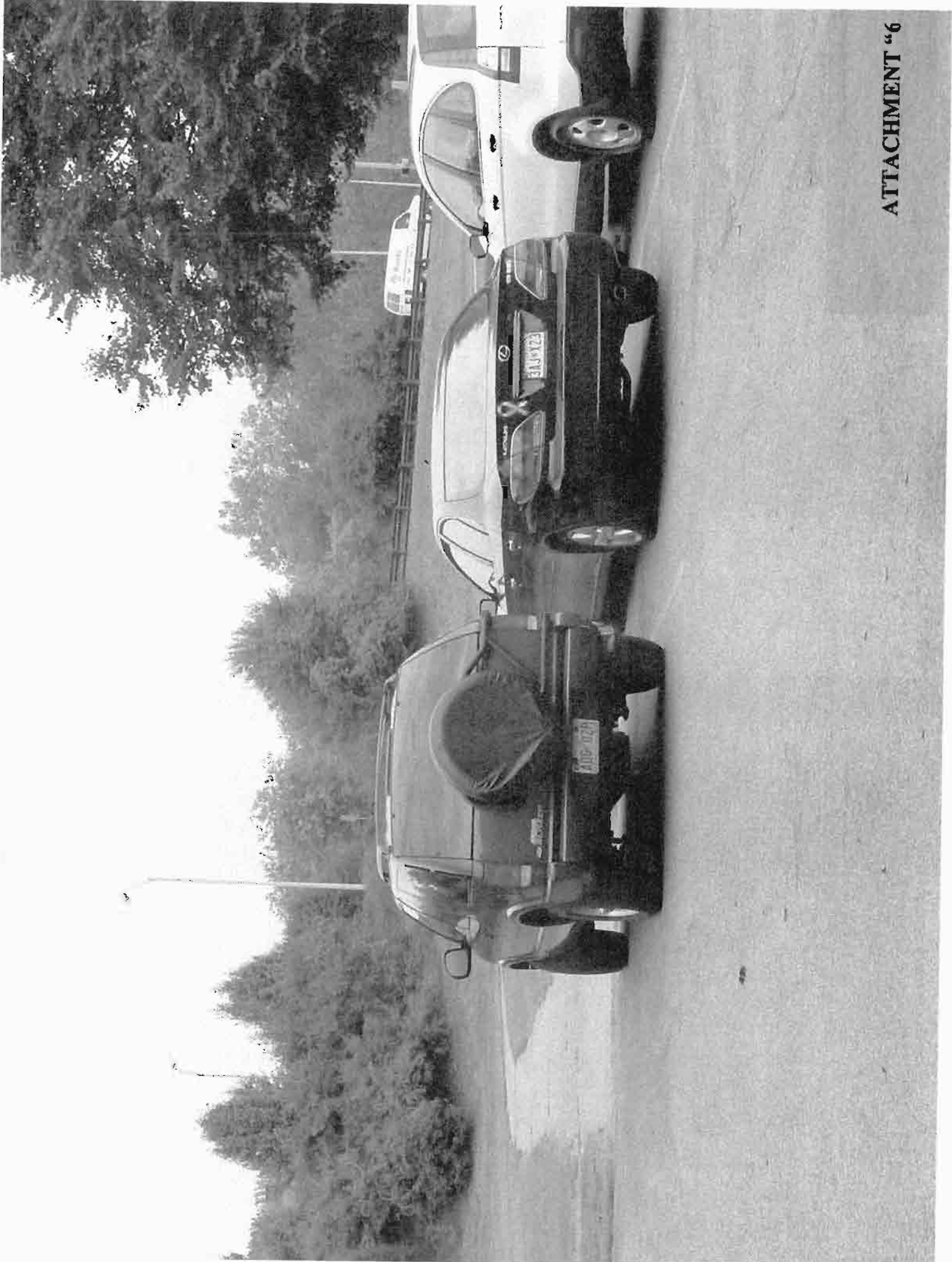
B. Proposed Conditions Site Plan:

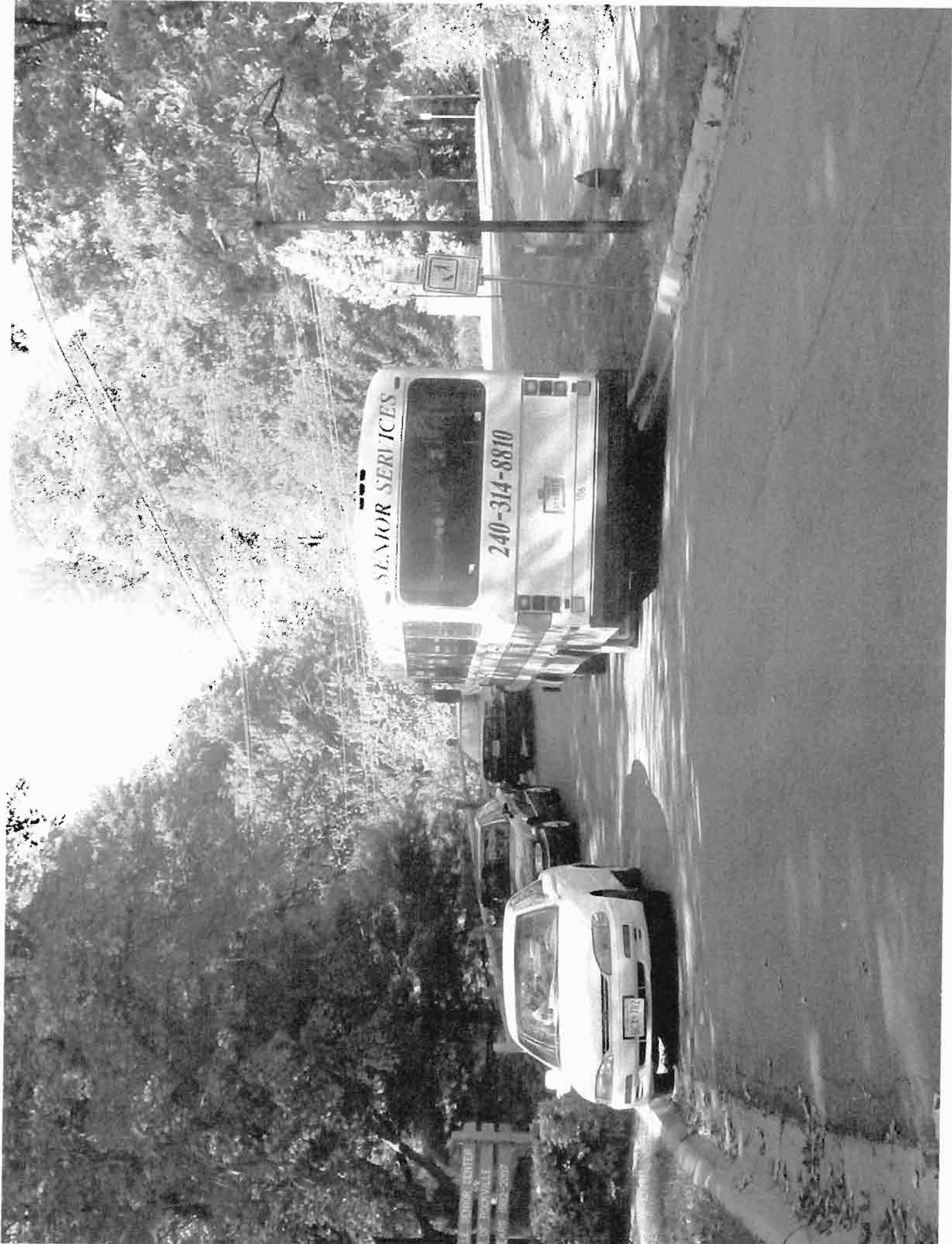
1. *Traffic Immediate Access:* Traffic will access the site via Carnation Drive. There will not be any change in this access point.
2. *Non-Auto Facilities:*
 - a. *Sidewalks and Walkways:* The Senior Center is served by a network of sidewalks and walkways connecting it to the parking lots within the Senior Center Complex, the adjacent Community developments and the roads. Connecting sidewalks are included in the design.
 - b. *Bicycle Facilities:*
 - i. *Bikeways* – there are bike paths throughout the property.
 - ii. *Bicycle Parking* – There are two bike racks on the property. A total of 4 bikes can be accommodated.
 - c. *Adjacent Transit Stations:* The Senior Center is on the 45 Ride-On Route.
3. *Internal Circulation and Parking:*
 - a. *Parking Lot Layout* – See design.
 - b. *Carpool and Vanpool Spaces* – currently no spaces designated as such, but could be accommodated should there be a demand for such designation.
 - c. *Location of Light Poles and Illumination* – Additional light poles included in design.
 - d. *Fire Lanes* – will remain as currently configured.
 - e. *Loading and Unloading of Goods and Persons* – will remain as currently practiced.
 - f. *Handicapped Facilities* – will remain as currently configured.

- g. Storage – all storage areas are located within the indoor complex, no additional storage capacity is foreseen at this time.
- h. Dumpsters/Refuse Compactors – will remain as currently configured.
- i. Other Service Areas
- j. Truck Maneuvering Areas – No change in the service trucks size or loading is planned. Hence this item is deemed adequate and will remain as currently configured.
- k. Pavement markings – will remain as currently configured but may be refreshed as required.

Component E – Summary, Mitigations, and Credits:

- A. **Summary of Findings:** The Rockville Senior Center is a heavily used senior and community center located in a former elementary school in the Woodley Gardens neighborhood. The facility currently has 109 parking spaces, 19 of which are designated as handicapped. To adequately meet the needs of the existing facility and its programs, the center requires additional parking. The proposed plan would provide an additional forty-eight (48) paved parking spaces.
- B. **Impacts:** The addition of 48 parking spaces at the Rockville Senior Center will improve traffic circulation, access to the site and parking at the Rockville Senior Center. We believe that current pedestrian and non-vehicular parking are sufficient.
- C. **Proposed Mitigation:** The construction of the proposed parking lot will mitigate the existing shortage of off-street parking at the Rockville Senior Center. Additional bicycle racks will be provided to comply with the bicycle parking supply requirements. Sidewalks will be provided to connect the new parking lot with existing sidewalk network.





SENIOR SERVICES

240-314-8810

SENIOR CENTER
1000 S. PARKWAY
DALLAS, TX 75207



