



MEMORANDUM

Date: January 31, 2020
To: Heather Chaffin, Case Manager
CC: Dan Hennessey, P.E.
 Curtis Beatty, P.E.
 Amber Mitchell
 Joan Jenkins, EIT
Reference: 218 S Lamar Blvd (PUD) – TIA Final Memo
 C814-2018-0121

Traffic Impact Analysis:

The Austin Transportation Department has reviewed the January 30, 2019 (received February 12, 2019) “218 South Lamar Development Transportation Impact Study PUD Traffic Impact Analysis”, prepared by Big Red Dog. The proposed land use consists of 189,881 square feet of office space and 5,000 square feet of high-turnover restaurant space. The development will be located near the northwest corner of South Lamar Boulevard and Toomey Road intersection, in southwest Austin. The development is anticipated to be completed by 2020.

The following is a summary of review findings and recommendations:

Trip Generation:

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), the development will generate approximately 2,685 adjusted average daily vehicles trips (ADT) upon build out. Table 1 shows the trip generation by land uses for the proposed development.

Table 1: Adjusted Trip Generation						
Proposed Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
General Office (710)	189,881 SF	2,208	176	26	41	145
Hight Turnover Restaurant (932)	5,000 SF	477	23	19	26	16
Total		2,685	199	45	67	161

Assumptions:

1. Transit and Active trip reductions of 15%
2. Based on TxDOT AADT volume data, a four (4) percent annual growth rate was assumed to account for the increase in background traffic.
3. Considerations were made for the following projects in the analysis:
 - a. The Carpenter (SP-2016-0073C)
 - b. Dougherty Arts Center (TBD)

Significant Results:

The proposed site causes minimal impact to the existing vehicle operations. One area to highlight is the eastbound approach at Toomey Road and South Lamar Boulevard where the vehicle queue is expected to extend past the proposed driveway location. This is due to a combination of existing traffic, which currently experiences queueing issues, and the additional site traffic. However, it is expected that most of the queueing related to site traffic would occur primarily within the site parking garage. The vehicles queueing in the garage would be allowed to exit when the light at Toomey Road/South Lamar Boulevard turned green.

Improvements have been identified to account for pedestrians and bikes. Sidewalk gaps and pedestrian crosswalks on Toomey Road have been identified. Additionally, contribution will be made to the south Lamar Bond corridor improvements, which include sidewalk and bike lane improvements.

There is an existing transit stop at the northwest corner of Toomey Road and South Lamar Boulevard. The bus stop has been identified to be relocated to the south side of Toomey Road to better address CapMetro's safety and operation concerns.

Staff Recommendations:

1. The Applicant shall design and construct 100% of the following improvements as part of their first site development application. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
 - a. Sidewalk (450 feet by 5 feet) on the south side of Toomey Rd. from Barton Place Trail to Jessie Street.; installation of curb ramps across Jessie Street on the south side of Toomey; and crosswalk striping across Jessie Street and Toomey Rd.
 - b. Designated dock-less vehicle parking area at the northwest corner of the Barton Pl. Trail Crosswalk and Toomey Rd.
2. Fee in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 2, totaling \$255,000.00, before third reading.

Table 2: Recommended Improvements				
Intersection	Improvement	Cost	Pro-Rata Share %	Pro-Rata Share \$
North Lamar Blvd. & West 6th Street	Signal Retiming	\$6,250.00	100.0%	\$6,250.00
North Lamar Blvd. & West 5th Street	Signal Retiming	\$6,250.00	100.0%	\$6,250.00
West Cesar Chavez Street & B.R. Reynolds Drive	Signal Retiming	\$5,000.00	100.0%	\$5,000.00
West Cesar Chavez Street & Sandra Muraida Way	Signal Retiming	\$5,000.00	100.00%	\$5,000.00
South Lamar Blvd & West Riverside Drive	South Lamar Blvd Corridor Improvements Program Intersection Improvements	\$2,416,667.00	5.3%	\$128,250.00
	Fish Eye Cameras	\$20,000.00	100.0%	\$20,000.00
South Lamar Blvd & Barton Springs Road	South Lamar Blvd Corridor Improvements Program Intersection Improvements	\$2,166,667.00	1.3%	\$29,100.00
	Fish Eye Cameras	\$20,000.00	100%	\$20,000.00
	Southbound left-turn bay	\$250,000.00	2.9%	\$7,350.00
South Lamar Blvd & Toomey Road	Bus Stop Relocation	\$27,800.00	100.0%	\$27,800.00
Total		\$4,923,634.00		\$255,000.00

3. Two copies of the final TIA are required to be provided.
4. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.
5. City of Austin reserves the right to reassign any or all the above monies to one or more of the identified improvements in the TIA.
6. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of this memo, after which a revised TIA or addendum may be required.

If you have any questions or require additional information, please contact me at 512-974-1449.



Justin Good, P.E.
Austin Transportation Department

EXHIBIT A**INVOICE****TRANSPORTATION MITIGATION FEE IN-LIEU**

DATE: January 31, 2020
TO: Dan Hennessey, P.E. (WGI)
CC: Alyssa Gutierrez (ATD Cashier)
901 S. Mopac Expressway, Bldg 5, Suite 300, Austin TX 78746
FROM: Justin Good, P.E. Austin Transportation Department
AMANDA CASE#: C814-2018-0121 (218 South Lamar)
FDU: **8401-2507-1103-4163**

As a condition of approval for the zoning application, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **\$255,000** as listed in the TIA Final Memo in accordance with LDC. If you have any questions, please contact me at (512) 974-1449.

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