



## MEMORANDUM

**TO:** Scott Grantham, Case Manager,  
Development Services Department

**CC:** Anna Martin, PE, PTOE  
Austin Transportation Department

**FROM:** *SA* Scott A. James, P.E., PTOE  
Sangeeta Jain, AICP  
Development Services Department

**DATE:** November 30, 2016

**SUBJECT:** Neighborhood Traffic Analysis for 2010 South Lamar Office  
Site Plan# SP – 2016 – 0196C

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The Land Use Review/Transportation staff has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

### Roadways

South Lamar Boulevard is classified as a major undivided four lane arterial roadway, with a continuous left turn lane. The posted speed limit in the vicinity of the site is 40 MPH. Bicycle lanes are along both sides of the street.

Hether Street is a two lane undivided residential collector roadway. The posted speed limit is 30 MPH on the approach to the intersection with S. Lamar Boulevard. The speed limit is 25 MPH further to the west of the proposed site. Hether Street continues east of South Lamar Boulevard as West Mary Street.

Kinney Avenue is a two lane undivided residential collector roadway, with a posted speed limit of 25 MPH.

Oxford Avenue is a two lane undivided residential collector roadway, with a posted speed limit of 25 MPH.

### Trip Generation and Neighborhood Traffic Analysis

According to Section 25 – 6 – 141 (B) of the Land Development Code, the Department Director or City Council shall deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9<sup>th</sup> Edition, the proposed development (consisting of general office, sit down restaurant and retail land uses) would generate approximately 2357 new daily trips, (as summarized in Table 1).

<b>Land Use (ITE code)</b>	<b>Intensity</b>	<b>Daily Trips</b>
General Office (710)	59,169 SF	881
Specialty Retail (826)	2,142 SF	95
High turnover sit down restaurant (932)	10,859 SF	1,381
<b>Total new daily trips</b>		<b>2,357</b>

The current occupant of the site, a restaurant, will be replaced; therefore the net estimated number of daily trips is 1,902.

According to the applicant, approximately 9.7% of the site related trips will use Hether Street, Oxford Avenue or Kinney Avenue to access the site. The remainder (90.3%) will travel to/from S. Lamar Boulevard. According to the study, the following daily volumes are estimated for the neighboring streets:

<b>Street</b>	<b>Existing Traffic</b>	<b>Site Traffic</b>	<b>Total Traffic</b>	<b>% Increase</b>
Hether Street	2384	64	<b>2448</b>	2.7%
Oxford Avenue	393	9	402	2.3%
Kinney Avenue (north of site)	2705	71	<b>2776</b>	2.6%
Kinney Avenue (south of site)	1917	46	<b>1963</b>	2.4%

According to Section 25-6-116 of the Land Development Code, neighborhood residential streets are operating at a desirable level if the daily volumes do not exceed the following thresholds:

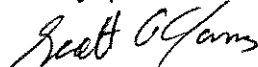
<b>Pavement Width</b>	<b>Vehicles Per Day</b>
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

The sole point of vehicular access to the site is from Hether Street, therefore, in accordance with the LDC, staff recommends denial of this site plan application as it would exceed the permitted total daily volumes for residential streets.

### **Conclusions**

1. The potential trips generated by this site, in combination with the existing traffic of Hether Street, and Kinney Avenue, exceeds the thresholds set forth in the LDC 25-6-116. Therefore, staff recommends denial of this site plan application.

If you have any questions or require additional information, please contact me at 974 - 2208.



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