



MEMORANDUM

Date: April 10, 2019
To: Rosemary Avila, Case Manager
CC: Upal Barua, P.Eng., P.E., PTOE
Reference: 1515 South Lamar – TIA Final Memo SP-2018-0296C

The Transportation Engineering Division has reviewed the August 3, 2018 (received September 13, 2018) "Transportation Impact Analysis, 1515 South Lamar, Austin, Texas", prepared by Big Red Dog, Inc. The proposal is for up to 350 apartment units and approximately 6,200 SF of amenity space. It will be located northeast of South Lamar Boulevard, Collier Street and Evergreen Avenue with one full access (existing) driveway on South Lamar. The development is anticipated to be constructed in 2019. 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 2,605 adjusted average daily trips (ADT) upon build out. The table below 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 |
| Multifamily Housing (Low Rise) (220) | 350 DU | 2,605 | 36 | 121 | 113 | 67 |
| Total | | 2,605 | 36 | 121 | 113 | 67 |

Assumptions:

1. No pass-by, internal capture, or transit reductions were given for this development.
2. Based on TxDOT AADT volume data from 2010 to 2015, a two (2) percent annual growth rate was assumed to account for the increase in background traffic.
3. Considerations were made for the following background project in the analysis:
 - a. 2010 South Lamar Office (SP-2016-0196C)

4. Recommended improvements and associated cost estimates provided in this TIA are referenced from the South Lamar Boulevard Corridor Improvement Program, which are subject to change.

Staff Recommendations:

1. Prior to the issuance of any site development permit, the applicant shall post a fee-in-lieu for the following improvements as part of their development application:

| Table 2: Recommended Improvements | | | | |
|---|--|--------------------|------------------|-------------------|
| Intersection | Improvement | Cost | Pro-Rata Share % | Pro-Rata Share \$ |
| South Lamar Blvd and Collier St / Evergreen Ave | Striping for pockets for eastbound approach | \$2,500 | 100% | \$2,500 |
| | Turn lane for pockets for westbound approach | \$380,00 | 0% | \$0 |
| | Signalization | \$300,000 | 11.1% | \$33,300 |
| South Lamar Blvd and Hether St / West Mary St | Prohibit WB left-turn | \$2,500 | 100% | \$2,500 |
| | Close NB free-right turn | \$65,000 | 0% | \$0 |
| | Reconstruct traffic signal | \$300,000 | 4.5% | \$13,500 |
| Total | | \$1,050,000 | | \$51,800 |

2. Two copies of the final TIA are required to be provided prior to issuance of any site development permit.
3. 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.
4. City staff reserves the right to reassign any or all of the above monies to one or more of the identified improvements.
5. 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 974-4073.



Nazlie Saeedi, P.E.
Austin Transportation Department

**CITY OF AUSTIN, TEXAS
RECEIPT FOR PAYMENT OF FUNDS**

NO. 23646016

DATE RECEIVED: 9/11/19 9-17-19
 RECEIVED FROM: Fairfield South Lamar LLP (1515 South Lamar) \$ 51,800.00
 IN PAYMENT FOR: SP-2018-0296C (1515 South Lamar)
 AMOUNT VERIFIED BY: Alyssa Cuherrec2 CITY OF AUSTIN, TEXAS

| XXXXXX | FUND | AGENCY | ORG | SUB ORG | ACTV | REV/ OBJT | WORKORDER | REPT CATG | B/S ACCT | AMOUNT |
|---|------|--------|------|---------|------|-----------|-----------|-----------|----------|----------|
| HOW PAID: | XXX | XXX | XXXX | XX | XXXX | XXXX | XXXXXXXX | XXXX | XXXX | XXXXXX |
| CASH <input type="checkbox"/> | | | | | | | | | | |
| CHECK <input checked="" type="checkbox"/> | 8401 | 2507 | 1103 | 4103 | | | | | | 51800.00 |
| MONEY ORDER <input type="checkbox"/> | | | | | | | | | | |

ATD

[Signature]

FIN 7026 Rev 7/90 DEPARTMENT WHITE - Finance YELLOW - Dept. AUTHORIZED SIGNATURE PINK - Employee GOLD - Dept. File

Fairfield South Lamar LLP

City of Austin

| DATE | INVOICE NO | DESCRIPTION | INVOICE AMOUNT | DEDUCTION | BALANCE |
|------------|-----------------|------------------|----------------|-----------|----------|
| 8-30-19 | 08302019.11393A | TRAFFIC IMPACT F | 51800.00 | .00 | 51800.00 |
| CHECK DATE | 9-05-19 | CHECK NUMBER | 700000 | TOTAL > | 51800.00 |
| | | | | | .00 |
| | | | | | 51800.00 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

Fairfield South Lamar LLP

Capital One, N.A.

Development Account CO#11393
 5510 Morehouse Drive, Suite 200
 San Diego, CA 92121
 (858)457-2123

DATE: September 5, 2019 CHECK NO.: 700000 AMOUNT: \$51,800.00

Pay: *****Fifty-one thousand eight hundred dollars and no cents

VOID AFTER 90 DAYS

BY THE ORDER OF City of Austin
 505 Barton Springs Rd 1st Fl
 Austin, TX 78704

[Signature]
[Signature]

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

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