

## Bruce Wiland

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**From:** Wettick, Katie <Katie.Wettick@austintexas.gov>  
**Sent:** Friday, April 14, 2017 9:31 AM  
**To:** James, Scott [DSD]; Lara, Clive  
**Subject:** RE: TIA Question SP-2016-0481C - land use trip estimation exercise - reply

I think this should be fine. Thank you both!  
-Katie

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**From:** James, Scott  
**Sent:** Thursday, April 13, 2017 5:11 PM  
**To:** Lara, Clive  
**Cc:** Wettick, Katie  
**Subject:** RE: TIA Question SP-2016-0481C - land use trip estimation exercise - reply  
Thank you, Clive.  
This is very helpful. Katie, does this address your concerns or do you need a more formal response?  
Scott

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**From:** Lara, Clive  
**Sent:** Thursday, April 13, 2017 5:10 PM  
**To:** James, Scott  
**Subject:** RE: TIA Question SP-2016-0481C - land use trip estimation exercise  
Scott,

The trip generations I calculated are as follows:

General Restaurant (932) = 318

Commercial Kitchen (110) = 78

Office (710) = 291

Office = 325

Office = 636

Office = 552

Restaurant (932) = 534

Retail (826) = 650

Office = 159

Retail = 144

Retail = 120

Total trips = 3807

The total amount of trips is less than the 4409 trips previously accounted for in the TIA memo.

Clive

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**From:** James, Scott  
**Sent:** Monday, April 10, 2017 3:08 PM  
**To:** Lara, Clive  
**Cc:** Mehraein, Mehrnaz  
**Subject:** FW: TIA Question SP-2016-0481C - land use trip estimation exercise  
Clive,

Here is a quick project for you. We approved the zoning case for this location and now the site plan application has come in. Please look at the land use table below (provided by Katie Wettick) and calculate the daily trip estimates for each of the land uses (office, restaurant, retail, etc).

Then, compare them with the approved land uses from the TIA memo attached. If the numbers match, we'll approve the site plan application. If they don't we'll issue a comment to this effect.

Let me know if you have any questions or need more information. Mehrnaz should be able to help you with the trip estimation, if necessary.

Thanks,

Scott

**From:** Wettick, Katie  
**Sent:** Monday, April 10, 2017 2:50 PM  
**To:** James, Scott  
**Subject:** RE: TIA Question SP-2016-0481C -reply

I believe it is just the uses that have changed since the TIA memo. The uses they are proposing are now as follows:

REQUIRED PARKING TABLE				
	AREA (SQ. FT.)	PARKING FACTOR	REQUIRED SPACES	AFTER 20% REDUCTION
<b>EXISTING BUILDING</b>				
General Restaurant	2,500	1: 100	25.0	20.0
<b>PROPOSED BUILDING A</b>				
<b>Basement</b>				
Commercial Kitchen	11,172	1: 275	40.6	32.5
<b>First Floor</b>				
Office	13,803	1: 275	50.2	40.2
<b>Second Floor</b>				
Office	15,908	1: 275	57.8	46.3
<b>Third Floor</b>				
Office	38,524	1: 275	140.1	112.1
<b>Fourth Floor</b>				
Office	31,965	1: 275	116.2	93.0
<b>PROPOSED BUILDING B</b>				
Restaurant	4,198	1: 100	42.0	33.6
Retail	14,659	1: 275	53.3	42.6
Office	6,216	1: 275	22.6	18.1
<b>PROPOSED BUILDING C</b>				
Retail 1	2,476	1: 275	9.0	7.2
Retail 2	1,936	1: 275	7.0	5.6
<b>TOTALS:</b>			<b>564</b>	<b>451</b>

Please let me know if you need additional information.

Thank you!

Katie

**From:** James, Scott  
**Sent:** Monday, April 10, 2017 2:38 PM  
**To:** Wettick, Katie  
**Cc:** Mehraein, Mehrnaz; Martin, Anna  
**Subject:** RE: TIA Question SP-2016-0481C -reply

Hello Katie,

I am unfamiliar with the changes. Do you have a list of what has changed, and is anything else relating to their site different from the zoning TIA memorandum (attached)?

I have not spoken about this project since reviewing the zoning TIA.

Thanks,

Scott

**From:** Wettick, Katie  
**Sent:** Monday, April 10, 2017 11:57 AM  
**To:** Mehraein, Mehrnaz; James, Scott  
**Subject:** TIA Question SP-2016-0481C

Hi Scott and Mehrnaz,

I'm reviewing the Bouldin Creek Commons site plan, SP-2016-0481C, at Oltorf and South Lamar (previously called the South Lamar Market) and they had a TIA completed during zoning. They have changed their uses from what was shown in the TIA memo and I asked them to provide a TIA waiver letter. In their update response, they asked me to coordinate a meeting with you regarding the TIA waiver. I was wondering if you have already spoken with them, or if you would like me to set something up?

Thank you,

Katie

**Katie Wettick**

*Planner III, Transportation Review*

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