



Date: February 5, 2015
To: Wendy Rhoades, Case Manager
CC: Kathy Smith, P.E., HDR Engineering, Inc.
Reference: Garza Ranch Trip Generation

The Transportation Review Section has been asked to provide additional information regarding the trip generation for the Garza tract.

The Garza Ranch development is a 34.62-acre site located in southwest Austin on the east side of the Loop 1/Mopac Expressway NB Frontage Road just north of William Cannon Drive.

The property currently consists of single-family, detached houses and is zoned GR-MU-CO-NP. The proposed development is to consist of 566,450 SF of general office building, 27,725 SF of high turnover (sit-down) restaurant, 87,450 SF of shopping center, and 208 apartment dwelling units. The estimated completion of the project is expected in the year 2017.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE, Trip Generation, 9th Edition), the development will generate approximately 16,204 unadjusted average daily trips (ADT) as shown in Table 1.

However, ITE Trip Generation, 9th Edition, allows adjusted rates for internal-capture trips and pass-by traffic which are applicable to the proposed land uses for this development. As shown in Table 2, the traffic analysis indicates that the proposed development is expected to generate 13,906 adjusted ADT during the 24-hour period which will result in 1,286 trips during the AM peak and 1,348 trips during the PM peak.

Furthermore, the data assumptions included in the TIA for this development are consistent with the approved TIA Scope that was prepared by city staff with the Austin Transportation Department and the Planning and Development Review Dept. plus with additional assistance from TxDOT engineers.

Table 1. Unadjusted Trip Generation

			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
General Office Building (ITE Code 710)	566,450 SF	5,071	661	90	121	592
High Turnover (Sit-down) Restaurant (ITE Code 932)	27,725 SF	3,525	166	153	182	127
Shopping Center (ITE Code 820)	87,450 SF	6,224	87	55	285	297
Multi-family Apartments (ITE Code 220)	208 Units	1,384	21	85	86	46
Total		16,204	935	383	674	1,062

Table 2. Adjusted Trip Generation

			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
General Office Building (ITE Code 710)	566,450 SF	5,071	661	90	121	592
High Turnover (Sit-down) Restaurant (ITE Code 932)	27,725 SF	2,490	149	138	93	65
Shopping Center (ITE Code 820)	87,450 SF	4,961	87	55	169	176
Multi-family Apartments (ITE Code 220)	208 Units	1,384	21	85	86	46
Total		13,906	918	368	469	879

ASSUMPTIONS

1. Pass-by reductions of 43% and 34%, respectively, were assumed for the high turnover (sit-down) restaurant, and the shopping center during the PM peak period based on data provided in ITE Trip Generation, 9th Edition. No pass-by reductions were assumed during the AM peak period and no pass-by reductions were assumed for the other land uses.
2. A 10% reduction was taken for internal capture for the high turnover (sit-down) restaurant and the shopping center during the PM peak periods based on data provided in ITE Trip Generation, 9th Edition. A 10% reduction was taken for internal capture for the high turnover (sit-down) restaurant during the AM peak period. No internal capture reductions were assumed for the other land uses.
3. No reductions were taken for transit use during any period of the analysis as there is limited Capital Metro service in the vicinity of the Garza Ranch.

If you should have any questions or require additional information, please contact me at 974-7649.



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