

ZONING & PLATTING
COMMISSION

HANDOUTS

SEPTEMBER 15, 2015

ONION CREEK
HOMEOWNERS ASSOCIATION
10816 Crown Colony, Suite 105
Austin, Texas 78747
Tel: 512.280.8110
fax: 512.280.8162

CM

September 12, 2015

Re: Planned Construction of HEB
8801 South Congress
Congress Ave. Commercial Tract: Case No. SPC-2015-0023A

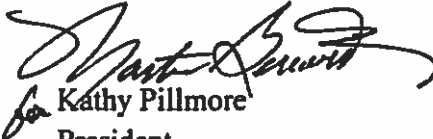
To: City of Austin Zoning and Platting Commission:
Dustin Breithaupt, Louisa Brinsmade, Ann Denkler, V Bruce Evans, Yvette Flores, Jackie Goodman, Susan Harris, Jolene Kiolbassa, Sunil Lavani, Gabriel Rojas, Thomas Weber

At the August meeting of the Onion Creek Home Owners Association (OCHOA), the board received a report on the planned construction of a 139,000 square foot Big Box grocery store with associated improvements. We have met with the HEB Company, its representatives and discussed the proposed project.

The board agrees that the store will contribute to the betterment of the area and that the project has taken measures to mitigate traffic and associated issues in choosing this location. We look forward to the service this project will provide to the surrounding community and to its completion.

The OCHOA board voted unanimously to support the confirmation of any needed city requirements to make this South Austin project a reality.

Signed


for Kathy Pillmore
President

Onion Creek Home Owners Association

Ms



Paul Saldaña, Trustee, District 6
Austin Independent School District
1111 West Sixth Street, A250
Austin, Texas 78703-5338
Email: paul.saldana@austinisd.org
512.771-7284

September 14, 2015

Re: Congress Avenue Commercial Tract: Case No. SPC-2015-0023A
Public Hearing by the Zoning and Platting Commission September 15, 2015

Case Manager: Ms. Christine Barton-Holmes
City of Austin Zoning and Platting Commission:
Dustin Breithaupt, Louisa Brinsmade, Ann Denkler, V Bruce Evans, Yvette Flores, Jackie Goodman, Susan Harris, Jolene Kiolbassa, Sunil Lavani, Gabriel Rojas, Thomas Weber

Dear Commissioners:

Please accept this correspondence as a formal letter of support for the proposed HEB Grocery store at Slaughter Lane and South IH-35, Case No. SPC-2015-0023A.

As you know HEB Grocery Company is proposing to construct a 139,000 square foot big box grocery store with associated improvements as reviewed and approved by Land Use Commission.

I have met with the HEB Grocery Company and its representatives and have discussed the proposed project and view the grocery store as a needed betterment to our community in South Austin. I commend HEB for being active listeners and mitigating the traffic concerns associated with the development of this grocery store and its improvements. I firmly believe that this application conforms to the appropriate city codes and ordinances and should be confirmed.

I also applaud the HEB Grocery Company for serving as an exemplary corporate citizen committed to supporting the needs of our Austin ISD public schools, students and teachers.

Thank you for your consideration.

Sincerely,


Paul Saldaña, Trustee, District 6
Austin Independent School District

Barton-Holmes, Christine

From: Jennifer Falk <jfalk@abaustin.com>
Sent: Tuesday, September 15, 2015 3:01 PM
To: Barton-Holmes, Christine
Subject: FW: Parkridge Gardens/HEB Ltr

Hey Christine-

Here is the follow up to the 130k vs 139k square feet mix up. Thank you!

<p>Jennifer Falk Executive Assistant to Richard Suttle, Jr. Armbrust & Brown, PLLC 100 Congress Avenue, Suite 1300 Austin, Texas 78701-2744 (512) 435-2321 – Direct Dial (512) 435-2360 – Facsimile www.abaustin.com</p>	 <p>The logo for Armbrust & Brown PLLC features a blue parallelogram above the company name "Armbrust & Brown" in a bold, sans-serif font. Below the name is a thin yellow horizontal line, and the letters "PLLC" are positioned to the right of the main text.</p>
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From: Richard Suttle, Jr.
Sent: Tuesday, September 15, 2015 2:58 PM
To: Jennifer Falk
Subject: FW: Parkridge Gardens/HEB Ltr

From: Scott, Ben [<mailto:scott.ben@heb.com>]
Sent: Tuesday, September 15, 2015 2:42 PM
To: Richard Suttle, Jr.
Cc: Mendoza, Leticia; Rohrer, Mary L
Subject: FW: Parkridge Gardens/HEB Ltr

Email below

Benjamin Scott
Director/H-E-B Real Estate

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From: Donese [<mailto:donese67@yahoo.com>]
Sent: Tuesday, September 15, 2015 2:39 PM
To: Scott,Ben
Cc: Rosalyn Peterson; Mendoza,Leticia
Subject: Re: Parkridge Gardens/HEB Ltr

Yes that is fine

Sent from my iPhone

On Sep 15, 2015, at 2:33 PM, Scott,Ben <scott.ben@heb.com> wrote:

Rosalyn

Its appears our engineers had a typo in the letter, which I also missed, is the board ok with our request to build up to 139,000 sf?

The third line of the letter inadvertently states 130,000 square feet rather than the requested 139,000 square feet. I apologize for the mistake.

Thank you!
Ben

Benjamin Scott
Director/H-E-B Real Estate

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please notify the sender and delete the message immediately.

From: Rosalyn Peterson [<mailto:rp@plateaupropertymgmt.com>]
Sent: Tuesday, September 15, 2015 12:38 PM
To: Scott,Ben
Cc: Mendoza,Leticia; Donese
Subject: Parkridge Gardens/HEB Ltr
Importance: High

Ben and Leticia,

Attached please find the letter of support from the Parkridge Gardens Board. Good luck!

Thank you,
Rosalyn

September 9, 2015

HEB Grocery Company

Re: Congress Avenue Commercial Tract: Case No. SPC-2015-0023A
Public Hearing by the Zoning and Platting Commission September 15, 2015

Case Manager: Christine Barton-Holmes

City of Austin Zoning and Platting Commission:

Dustin Breithaupt, Louisa Brinsmade, Ann Denkler, V Bruce Evans, Yvette Flores, Jackie Goodman, Susan Harris, Jolene Kiobassa, Sunil Lavani, Gabriel Rojas, Thomas Weber.

HEB Grocery Company is proposing to construct a 139,000 square foot big box grocery store with associated improvements as reviewed and approved by Land Use Commission.

Dear Commissioners:

We the below are the elected Home Owner's Association representatives from the Parkridge Gardens and write to indicate our support for the proposed case before you concerning the big box grocery store and its improvement up to 130,000 square feet. We have met with HEB Grocery Company and its representatives and have discussed the proposed project and view the grocery store as a needed betterment to our community and the associated separate site plan traffic improvements as mitigating concerns regarding adverse impacts due to the development of this grocery store and its amenity improvements.


Donese Schlessinger- President

Scott Mangold- Vice President

Dagan Martinez_Vargas - Treasurer

Lynn Rudloff- Secretary

Oladimeji Mosadomi - Director, At Large


President Parkridge Gardens



Date: December 12, 2012
To: Wendy Rhoades, Case Manager
CC: Kathy Smith, P.E., HDR Engineering, Inc.
Reference: Slaughter Crossing TIA (Zoning Case: C14-2012-0092)

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Slaughter Crossing TIA (Zoning Case C14-2012-0092), dated July 18, 2012, prepared by HDR Engineering, Inc., and offers the following comments:

TRIP GENERATION

The Slaughter Crossing development is a 15.05-acre site located in south Austin at the northwest corner of the intersection at IH-35 and Slaughter Lane.

The property is currently undeveloped and zoned CS-CO, SF-2, and DR. The proposed development is to consist of 67,000 SF of shopping center, 24,000 SF of high turnover (sit-down) restaurant, 6,000 SF of drive-in bank, 6,000 SF of fast-food restaurant with drive-through, and a hotel with 275 rooms. The estimated completion of the project is expected in the year 2015.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 15,130 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

LAND USE	Size	ADT	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Shopping Center	67,000 SF	6,124	90	57	275	287
Hotel	275 Rooms	2,088	87	56	85	77
Fast-food Restaurant w/drive-through	6,000 SF	2,977	151	145	106	97
Drive-In Bank	6,000 SF	889	42	33	77	77
High Turnover (sit-down) Restaurant	24,000 SF	3,052	144	133	158	110
Total		15,130	514	424	701	648

ASSUMPTIONS

1. Background traffic volumes for 2015 included estimated traffic volumes for the following projects:

- Toro Negro Lounge (C14-2011-0042)
- Colonial Grand at Cityway (C14-2010-0027)
- Rosa's Café (SP-2011-0109C)
- Goodwill at South Park Meadows (SP-2010-0275C)
- Oak Terrace (SP-2010-0206C)
- Regency Nursing and Rehabilitation Center at South Park Meadows (SPC-2009-0014C)
- Sun Devil Auto (SP-2008-0158C)
- South Park Meadows Shopping Center (SP-05-0568C[R3])
- The Grove at South Park Meadows (C14-05-0171)
- South Park Meadows (C14-04-0075)

Double Creek Village (C14-03-0053, C14-04-0018-0020, C14-2008-0220, C14-2010-0111)
Harrell Tract (C14-04-0124-0126, C14-04-0160, C14-2007-0253)
Platinum Slaughter Lane (C14-2011-0081)

2. Pass-by reductions of 34%, 43%, 47%, and 50%, respectively, were assumed for the shopping center, high turnover restaurant, drive-in bank, and fast-food restaurant land uses during the PM peak period based on data provided in ITE Trip Generation, 8th Edition.
3. A 10% reduction was taken for internal capture for the shopping center, high turnover restaurant, and fast-food restaurant during the AM peak period. A 10% reduction was taken for internal capture for all land uses proposed for this development during the PM peak period based on data provided in ITE Trip Generation, 8th Edition.
4. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

South Congress Avenue – This roadway forms the western boundary of the site. The Austin Metropolitan Area Transportation Plan and the CAMPO 2035 Transportation Plan classify South Congress Avenue as a four-lane divided major arterial in the site's vicinity area north of Slaughter Lane. South Congress Avenue transitions to an internal site roadway south of Slaughter Lane which services the South Park Meadows development. Based on TxDOT data, the traffic volume for South Congress Avenue in 2010, north of Hubach Lane, was 12,330 vehicles per day (vpd).

IH-35 – This roadway forms the eastern boundary of the site. Based on TxDOT data, the traffic volumes for IH-35 in 2010, north and south of Slaughter Lane, were 140,000 and 118,000 vehicles per day (vpd) respectively. The Austin Metropolitan Area Transportation Plan (AMATP) and the CAMPO 2035 Transportation Plan classify IH-35 as a six-lane freeway in the site's vicinity area. The AMATP and the CAMPO Transportation Plan recommend IH-35 to be upgraded to an eight-lane freeway by 2025.

Slaughter Lane – Slaughter Lane is located to the south of the property and it is classified as a six-lane divided major arterial in the AMATP and CAMPO 2035 Transportation Plan. The latest traffic volume for Slaughter Lane was obtained by HDR Engineering and is estimated at 32,500 vpd based on recent 2011 traffic counts west of South First Street. Slaughter Lane is classified in the Bicycle Plan as Route 86. Currently, there are no planned improvements to this road in the vicinity of the site.

South First Street – This roadway is classified as a four-lane undivided minor arterial by the Austin Metropolitan Area Transportation Plan and the CAMPO 2035 Transportation Plan between William Cannon Drive and Slaughter Lane. South First is a four-lane divided minor arterial south of Slaughter Lane. The latest traffic volumes for South First Street are estimated at 13,500 vpd based on recent 2011 traffic counts taken south of Slaughter Lane. Currently, there are no planned improvements to this road in the vicinity of the site.

Francia Trail – This roadway is currently a two-lane undivided road north Slaughter Lane. The traffic volume on Francia Trail is estimated at approximately 1,600 vpd based on 2011 peak hour counts taken by HDR. Currently, there are no planned improvements to this road in the vicinity of the site.

Ralph Ablanado Drive – This roadway is currently a two-lane undivided road in the site's vicinity. Based on TxDOT data, the traffic volume for Ralph Ablanado Drive in 2010 was 3,760 vehicles per day (vpd) west of South Congress Avenue. Currently, there are no planned improvements to this road in the vicinity of the site.

Cullen Lane – This roadway is currently a two-lane undivided road north of Slaughter Lane and a two-lane divided collector south of Slaughter Lane. Based on TxDOT data, the 2010 traffic volume for Cullen Lane was 2,960 vehicles per day (vpd) north of Slaughter Lane. Currently, there are no planned improvements to this road in the vicinity of the site.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 7 intersections, 5 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service

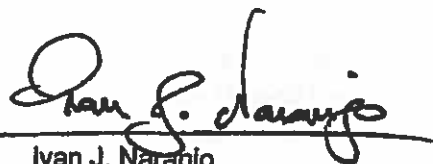
Intersection	2012 Existing		2015 Site + Forecasted (with Improv.)		2015 Site + Forecasted (w/o Improv.)	
	AM	PM	AM	PM	AM	PM
IH-35 and Slaughter Lane *	E	F	D	E	F	F
Congress Avenue and Slaughter Lane*	D	F	E	F	F	F
Cullen Lane and Slaughter Lane*	B	C	-	-	A	C
Slaughter Lane and Francia/Southpark Meadows Drive*	B	A	-	-	B	C
Slaughter Lane and South First Street*	D	D	-	-	D	D
South First and Ralph Ablanado Drive	A	A	-	-	A	A
Congress Avenue and Ralph Ablanado Drive	A	A	-	-	A	A
Site Driveways and IH-35 West Frontage Road			A	A	-	-
Site Driveways and South Congress Lane			A	A	-	-

* = SIGNALIZED
 - = NO IMPROVEMENT IS NEEDED

RECOMMENDATIONS

- 1) Two copies of the final version of the TIA incorporating all corrections and additions must be submitted before the 3RD Reading of the zoning case is scheduled.
- 2) Final approval from the Austin Transportation Dept. and the Texas Dept. of Transportation is required prior to 3RD Reading for the cost estimates of the recommended traffic improvements.
- 3) Prior to 3RD Reading of the zoning case for this development, fiscal is required to be posted based on a pro-rata share of the listed improvements in the TIA.
- 4) All driveways should be constructed as recommended in the TIA and in accordance with the Transportation Criteria Manual.
- 5) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

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



Ivan J. Naranjo
 Sr. Planner - Transportation Review Staff
 City of Austin - Planning and Development Review Department



MEMORANDUM

To: Kathy Smith, P.E., HDR
Ivan Naranjo, City of Austin

Date: January 16, 2013

From: Jason L. Brecht, P.E.



Subject: Slaughter Crossings TIA

Dear Mrs. Smith and Mr. Naranjo,

This memorandum serves as notice that TxDOT's review of the Slaughter Crossings TIA, updated January 11, 2013, about a planned development, which includes retail, restaurant and hotel services, located on the northwest corner of IH-35 southbound frontage road and Slaughter Lane in Austin, Texas, is complete. The following are final comments for this TIA.

TxDOT concurs with this revised TIA's recommendations as they are stated in Tables 3 and 9.

One note regards the recommended right turn bay on WB Slaughter Lane approach per Figure 28. If the Home Depot driveway cannot be modified or closed, then the turn bay ought to terminate prior to the driveway. This is to separate driveway ingress from turn bay ingress.

Driveway designs are to be collaborated with and verified by TxDOT's North Travis Area Office prior to driveway permit issuance. Hydraulic concerns pertaining to TxDOT's drainage easement on the southern end of Tract 1 are to be reviewed by TxDOT's Austin District Hydraulics.

With these comments stated, this revised TIA is approved.

Thank you.

cc:

Dale Gray, RPS Espey Group

Mike McKissick, P.E., North Travis Area Engineer

Houman Hemati, P.E., North Travis Area Office

Travis Martinek, Clarke Wyndham

Bill Pearce, P.E., Austin District Hydraulics

Gary Morris, Austin District Permits

FISCAL SURETY INTAKE MEMORANDUM

8801 1/2 S. Congress Ave. C14-2012-0092
 Project Name/Address File/Permit Number

Wendy Rhoades 01/16/2013
 Case Manager/Reviewer Date Received

Aggie Go Austin, Ltd. _____
 Developer's Name Contact Person/Telephone No.

3608 East 29th Street, Suite 100, Bryan Tx 77802
 Developer's Street Address City/State/Zip Code

COA _____
 Financial Institution Expiration Date

23846449 _____
 LOC/Bond/Receipt No. County Jurisdiction

The developer has posted surety in the form of ESC for the specified improvements below:

	Internal	External
Water Infrastructure	\$ _____	\$ _____
Wastewater Infrastructure	\$ _____	\$ _____
Street Construction	\$ _____	\$ _____
Drainage Collection System	\$ _____	\$ _____
Sidewalks	\$ _____	\$ _____
Erosion Controls	\$ _____	\$ _____
Restoration	\$ <u>1</u> _____	\$ _____
Detention Pond(s)	\$ _____	\$ _____
Water Quality Pond(s)	\$ _____	\$ _____
Landscaping	\$ _____	\$ _____
Parkland	\$ _____	\$ _____
Transportation	\$ _____	\$ _____
Other: <u>TIA</u>	\$ <u>74,914.00</u>	\$ _____

TOTAL \$ 74,914.00

Wendy Stucker
 Wendy Stucker, Fiscal Surety Office

Comments:

Rhoades, Wendy

From: Naranjo, Ivan
Sent: Tuesday, January 15, 2013 5:11 PM
To: Stucker, Wendy
Cc: Almazan, Joe; Rhoades, Wendy; Craig, Brian; Smith, Kathy (Kathy.Smith@hdrinc.com); Dale Gray (Dale.Gray@rpsgroup.com)
Subject: Slaughter Crossing TIA - Fiscal Posting C14-2012-0092
Attachments: 0641_001.pdf

Hi Wendy,

Please find the attached memo for the required posting of fiscal for the above-mentioned project (Zoning Case C14-2012-0092). Thank you and please contact me if you have any questions or need additional information.

Kind regards,

Ivan J. Naranjo, Senior Transportation Planner
City of Austin Planning & Development Review Dept.
Land Use Review Division / Transportation Review
Office: (512) 974-7649 Fax: (512) 974-2423
Email: ivan.naranjo@austintexas.gov

From: OTC04Sayers@ci.austin.tx.us [<mailto:OTC04Sayers@ci.austin.tx.us>]
Sent: Tuesday, January 15, 2013 5:12 PM
To: Naranjo, Ivan
Subject: Attached Image



MEMORANDUM

To: Wendy Stucker, Fiscal Officer
Planning & Development Review Dept.

From: Ivan J. Naranjo, Senior Planner
Planning & Development Review Dept.

Date: January 14, 2013

Subject: Slaughter Crossing TIA
Zoning Case C14-2012-0092
Fiscal Surety Required

As a condition of zoning approval for the above referenced project, the applicant must post fiscal for the various traffic improvements recommended with the Traffic Impact Analysis in the amount of \$74,914. The required fiscal amount is based on the enclosed construction cost estimate for Tract 1 which was prepared by the developer's traffic engineering consultant and has been approved by the Austin Transportation Dept. Thank you and please contact me at 974-7649 if you should have any questions or need additional information.

Best regards,

Ivan J. Naranjo, Senior Planner
Planning & Development Review Department
Land Use Review Division / Transportation Review Section

Cc: Joe Almazán, PDR, Development Services Process Coordinator
Wendy Rhoades, PDR, Case Manager
Brian Craig, P.E., Austin Transportation Dept.
Kathy Smith, P.E., Consulting Traffic Engineer

Enclosure

Table 9.
Slaughter Crossings TIA, January 11, 2013
Summary of Recommendations

Intersection	Recommended Improvement (Source of Recommendation)	Total Cost	Slaughter Crossings Pro-Rata Contribution
IH 35 and Slaughter Lane	Construction of a northbound right-turn lane on IH 35 East Frontage Road (IH 35 and Slaughter Retail TIA)	\$107,536 ²	5.6% (\$6,022)
	Restriping of the eastbound Slaughter Ln. approach at IH 35 West Frontage Road to provide 3 through lanes (Cityview at Double Creek TIA)	\$3,990 ²	4.4% (\$176)
	Construction of an eastbound Slaughter Ln. right-turn lane at IH 35 West Frontage Road (Cityview at Double Creek TIA)	\$106,655 ²	4.4% (\$4,693)
	Construction of a westbound Slaughter Ln. right-turn lane at IH 35 East Frontage Road (Slaughter Crossings TIA)	\$85,081	3.9% (\$3,318)
	Restriping of westbound Slaughter Ln. between IH 35 East and West Frontage Roads to provide 3 continuous lanes (Slaughter Crossings TIA)	\$7,135	3.9% (\$278)
	Restriping of northbound approach of IH 35 East Frontage Road to provide 1 U-turn lane, 2 left-turn lanes, 1 through lane, and 1 right-turn lane (Slaughter Crossings TIA)	\$4,880	5.6% (\$273)
	Optimization of signal timing (Slaughter Crossings TIA)	\$5,000	4.7% (\$235)
Congress Avenue and Slaughter Lane	Construction of a southbound right-turn lane on Congress Ave. (Saunders 143 Property TIA)	\$86,796	50.9% (\$44,179)
	Optimization of signal timing (Slaughter Crossings TIA)	\$5,000	10.3% (\$515)
Cullen Lane and Slaughter Lane	Construction of an eastbound right-turn lane on Slaughter Ln. (Quick Tract TIA)	\$58,148	6.1% (\$3,547)
	Construction of a northbound right-turn lane on Cullen Ln. (Saunders 143 Property TIA)	\$62,260	25.9% (\$16,125)
	Construction of a southbound left-turn lane on Cullen Ln. (Saunders 143 Property TIA)	\$85,000	37.2% (\$31,620)
Francia Trail/Southpark Meadows Drive and Slaughter Lane	Construction of an eastbound right-turn lane on Slaughter Ln. (IH 35 and Slaughter Lane Retail TIA)	-	0 ³
	Restriping of the southbound approach of Francia Trail to provide one left-turn lane and one through/right-turn lane (IH 35	\$4,738 ²	6.6% (\$313)

Table 9.
Slaughter Crossings TIA, January 11, 2013
Summary of Recommendations

	and Slaughter Retail TIA**)		
South 1st Street and Slaughter Lane	Construction of a westbound right-turn lane on Slaughter Ln. (Slaughter at Cullen Commercial TIA)	\$74,137 ²	5.9% (\$4,374)
	Construction of an additional southbound left-turn lane on South 1st St. (Slaughter at Cullen Commercial TIA)	\$46,848 ²	7.6% (\$3,560)
	Construction of an additional northbound left-turn lane on South 1st St. (Harrell Property TIA)	\$36,581 ²	3.8% (\$1,390)
	Construction of an eastbound right-turn lane on Slaughter Ln. (Harrell Property TIA)	\$77,537 ²	4.0% (\$3,101)
	Updating of signal equipment and optimization of signal timing (Harrell Property TIA)	\$170,947	4.7% (\$8,035)
	Construction of a northbound right-turn lane on South 1st St. (Saunders 143 Property TIA)	\$126,585 ²	24.6% (\$31,140)
	Construction of a southbound right-turn lane on South 1st St. (Slaughter and South 1st TIA)	\$83,873 ²	2.8% (\$2,348)
Total		\$165,242	
Tract 1 (45.3%)		\$74,914	
Tract 2 (54.7%)		\$90,328	

¹Existing Wal-Mart. Improvement has not been constructed.

²Cost estimate calculation from Slaughter and South 1st TIA

³This improvement will be constructed as part of the site plan for the Saunders 143 Property.

⁴Tract fiscal percentages based on ratio of Tract 24-hour volume to total development 24-hour volume. Refer to Tables 1 and 6.





