MEMORANDUM

TO: Heather Chaffin, Case Manager
Planning and Zoning Department

CC: Members of the Zoning and Platting Commission
Dan Hennessey, P.E., PTOE, Big Red Dog, Engineering

FROM: Scott A. James, P.E., PTOE
Natalia Rodriguez
Development Services Department

DATE: December 4, 2017

SUBJECT: Neighborhood Traffic Analysis for 3524 – 3532 Gonzales Street
Zoning Case No. C14 – 2017 – 0090

Section 25 – 6 – 114 of the Land Development Code requires that a neighborhood traffic analysis be conducted for a project proposed with a site plan application if:

(1) the project has access to a residential local or collector street; *and*
(2) the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day

The 0.654 acre site is located in east Austin, on the north side of Gonzales Street and west of Springdale Road. The site is also bounded on the west by Nowotny Lane, an unimproved private right-of-way. Vehicular access to the site shall be to and from Gonzales Street and, if possible Nowotny Lane. Access to Springdale Road is prohibited due to spacing constraints.

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

Roadways

Gonzales Street is a two lane city street with a posted speed limit of 30 MPH. The City of Austin Bicycle Map rates Gonzales Street as a "low-comfort" road. There is incomplete sidewalk along the north side of the roadway and no sidewalks are provided on the south side of the street. There are no bicycle facilities along Gonzales Street.

Springdale Road is a two-lane arterial with a posted speed limit of 30 MPH. North of East 7th Street, sidewalks are provided on both sides of Springdale Road in the vicinity of the site.. The City of Austin Bicycle Map rates Springdale Road as a "mid-comfort" road. A marked bicycle lane is provided on Springdale.

Nowotny Lane is unimproved private street with connection to Gonzales Street.

Trip Generation and Traffic Analysis

The City Council may 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.

The rezoning request is from SF – 3 – NP to GR – MU – NP, which would allow for up to 28,500 SF of commercial retail development on the property. Using the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition, this development could generate up to 1264 daily trips.

However, the applicant is proposing to construct sixteen (16) apartments and 8,633 SF of commercial art space on the site, which would reduce the estimated daily volumes to 489 trips. Table 1 below presents the number of daily trips resulting from a successful rezoning application for this parcel.

Table 1 – Trip Generation

TRACT NUMBER	ACRES	INTENSITY	ZONING	LAND USE	TRIPS PER DAY
1	0.654	16 DU 8,633 SF	GR – MU – NP	Apartments (220) [1]Specialty Retail (826)	489
1	0.654	*28,500 SF	GR – MU – NP	Special Retail (826)	1264

*This is maximum development intensity.

According to the applicant, all of the site trips will use Gonzales Street (either via Nowotny Lane or a direct access driveway). Due to spacing constraints, no driveway access onto Springdale Road is permitted. Therefore, all (100%) of the site traffic, regardless of intensity will use Gonzales Street for access to and from this site. Table 2 represents the expected distribution of the trips:

Table 2 – Trip Distribution

Street Name	Traffic Percentage
Gonzales Street (eastbound) Boulevard	80%
Gonzales Street (westbound)	20%

For this study, daily volumes traffic counts were conducted on Tuesday, October 3 thru Thursday, October 5, 2017 on Gonzales Street between Springdale Road and Nowotny Lane.

[1] Staff applied ITE Land Use Code #826 (Specialty Retail) for the proposed art space, instead of ITE Land Use Code #710 (general office).

Table 3 – Traffic Volumes along Gonzales Street – October 2017		
Direction	**Volume**	**Average Daily Total**
Eastbound / Westbound	857 vpd/ 491 vpd	1348 vpd

According to the traffic data, the daily volumes on Gonzales Street average 1348 vehicles per day (vpd). If the subject property were developed at the proposed intensity and land use mix, an additional 489 vpd could be added to the traffic volumes (a 36% increase), totaling 1837 vpd.

Table 4 – Estimated increase in daily traffic volumes				
Street	**Existing Traffic (vpd)**	**Site Traffic**	**Total Traffic**	**Increase**
Gonzales Street	1348	489	1837	**36%**
Gonzales Street	1348	*1264	2612	**94%**

*this amount reflects the maximum estimated increase in daily traffic for the requested zoning.

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

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

Gonzales Street measures thirty (30) feet in width, and therefore per Section 25 – 6 – 116 of the LDC, mitigation of site traffic is required in order to serve more than 1800 vehicles per day.

Recommendations

1. Prior to the 3rd reading, staff requests the applicant agree to post fiscal for the following improvements:

Table 5 – List of Improvements			
Intersection	**Improvements**	**Total Cost**	**Developer Share $**
Springdale Road/Gonzales Street	Pedestrian Hybrid Beacon and upgraded crosswalks	$120,000	TBD*

*precise amount of cost participation to be determined at time of site plan development

2. Development of this property should not vary from the approved land uses, trip generation, trip distribution, traffic controls and other identified conditions.

If you have any questions or require additional information, please contact me (512) 974 - 2208.

Scott A. James, P.E.,PTOE
Land Use Review Division / Transportation Review