MEMORANDUM

Date: April 1, 2019
To: Heather Chaffin, Case Manager
CC: Mohammed S. Ula, P.E., Jones and Carter
Eric Bollich, P.E., PTOE. , Austin Transportation Department
Upal Barua, P.E., P. Eng., PTOE, Austin Transportation Department
Reference: Pioneer Hill Apartments – TIA Final Memo
C14-2018-0126

The Austin Transportation Department has reviewed the February 6, 2019 (received February 11, 2019) "Traffic Impact Analysis, Pioneer Hill Apartments, Austin, Texas", prepared by Jones and Carter. The proposal calls for a zoning change to allow for up to 625 DU multifamily housing. The site is located on the southeast corner of Dessau Road and Arborside Drive. Access to the proposed site includes three driveways: one full access driveway on Arborside Drive, one right-in/right-out driveway on Dessau Rd, and one exit only driveway that connects to Brown Lane (restrictive covenant 1b for zoning case number C14-2011-0049). The development is anticipated to be completed by 2022.

The TIA is part of the approved zoning case C14T-02-001 and amendments (C14T-03-0001 and C14-2011-0049).

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 3,404 average daily vehicles trips (ADT) upon build out. The table below shows the trip generation by land uses for the proposed development.

Table 1: Trip Generation

Proposed Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Multifamily Housing – Mid Rise	625 DU	3,404	54	153	157	100
Total		**3,404**	**54**	**153**	**157**	**100**

Assumptions:

1. Based on TxDOT Traffic Count Database System (TCDC) AADT volume data, a 5% annual growth rate was assumed to account for the increase in background traffic.
2. The following background developments were included in the analysis; Dungan Office Warehouse (SP-2016-0574C), Cameron Crossing I (SP-2016-0507C), RCCG Salvation Center of Austin (SP-2011-0322C), and Sommerfield Commercial Tract (SP-2016-0471D).

Staff Recommendations:

1. The ASMP calls for 140 feet of right-of-way for Dessau Road. 70 feet of right-of-way from the existing centerline should be dedicated for Dessau Road prior to City Council's 3rd reading of this zoning case.
2. The fee in lieu to the amount of **$268,199** shall be paid to City of Austin prior to the City issuing a site development permit.
3. Based on the TIA and discussions with the applicant, the applicant shall contribute towards the following improvements;

Intersection	Recommendation	Improvement Cost	% Site Traffic	Pro-Rata Cost
Dessau Rd and Arborside Dr.	The installation of a traffic signal	$324,937	81%	$263,199
Cameron Rd and E Rundberg Ln.	Update to signal timing	$5,000	100%	$5,000
Total			Total	$268,199

4. Two copies of the final TIA are required to be provided prior to approval of zoning case.
5. 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.
6. The assumed driveways in the TIA are subject to review and approval by the Development Services Department and Austin Transportation Department in accordance with LDC and TCM at the time of site plan.

7. The City of Austin reserves the right to allocate the money to any or all of the improvements identified in the TIA.
8. 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 512-974-7110.

Upal Barua, P.E., P. Eng., PTOE
Austin Transportation Department