



MEMORANDUM

Date: February 25, 2019
To: Sherri Sirwaitis, Case Manager
CC: Dan Hennessey, P.E., Big Red Dog/WGI
Eric Bollich, P.E., PTOE, Austin Transportation Department *E.B.*
Reference: Upal Barua, P.E., P. Eng, PTOE, Austin Transportation Department *UB*
11920 Wilson Parke Avenue (SAS Campus Re-Zoning) – TIA Final Memo
C14-2018-0142 & C14-2018-0143

The Transportation Engineering Division has reviewed the March 2, 2018 (received March 8, 2018) “SAS Campus Re-Zoning Transportation Impact Study”, prepared by Big Red Dog. The proposed land use consists of 361,600 square feet of general office buildings. It will be located north of the intersection of Wilson Parke Avenue and Vista Parke Drive. The development is anticipated to be constructed in 2020.

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 3,692 adjusted average daily trips (ADT) upon build out. The table below shows the trip generation by land uses for the proposed development.

Table 1: Adjusted Trip Generation						
Proposed Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
General Office (710)	361,600 SF	3,692	315	51	62	324
Total		3,692	512	51	62	324

Assumptions:

1. No pass-by, internal capture, or transit reductions were given for this development.
2. Based on TxDOT AADT volume data, a three (3) percent annual growth rate was assumed to account for the increase in background traffic.

Staff Recommendations:

1. Prior to the issuance of any site development permit, the applicant shall construct the following improvements as part of their development application. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
 - a. The Applicant will construct 100% of the EBL improvements at 620/Wilson Parke, and work with the City and TXDOT to fund their pro-rata share of signal modification and striping at 620/2222 prior to receiving a Certificate of Occupancy. These improvements are estimated to cost **\$247,144.15**, but the Applicant will be required to design and construct them in full, irrespective of the costs estimated in the TIA.
 - b. Accordingly, no fiscal will be required to be posted for the northbound left turn lane improvements.

Table 2: Recommended Improvements				
Intersection	Improvement	Cost	Pro-Rata Share %	Pro-Rata Share \$
RM 2222 and RM 620	Traffic Signal Modifications & Striping	\$35,750.00	17.0%	\$6,085.11
FM 620 and Wilson Parke Ave	NBL Turn Lane Improvements	\$770,369.35	80.1%	\$616,853.72
	EBL Turn Lane Improvements	\$247,144.15	9.3%	\$22,984.41
Total		\$1,053,263.50		\$645,923.24

2. Two copies of the final TIA are required to be provided prior to issuance of any site development permit.
3. 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.
4. City staff reserves the right to reassign any or all the above monies to one or more of the identified improvements.
5. 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 974-7136.



Nathan Aubert, P.E.
Austin Transportation Department