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## MEMORANDUM

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**Date:** November 12, 2019  
**To:** Heather Chaffin, Zoning Case Manager  
**CC:** Rashed Islam, P.E., PTOE, HDR Engineering, Inc.  
**Reference:** RMMA Peak Trip Hour Amendment Request – C814-04-0055.04.SH  
Transportation Impact Analysis Amendment Memo  
RMMA Zoning Ordinance No. 040826-61

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### **Summary of the Transportation Impact Analysis (TIA) Amendment:**

The Austin Transportation Department (ATD) has thoroughly reviewed the “*RMMA Catellus Peak Hour Trips (PHT) Amendment*” dated October 28, 2019, prepared by HDR Engineering, Inc. The amendment proposes increased density for the remaining undeveloped parcels in the Mueller PUD (see attached HDR memorandum) which increases PHT by 8% from the approved “*2011 Mueller Development Program*”.

Below is a summary of our review findings and recommendations:

1. The applicant shall design and construct for the improvements identified in Table 1a below as part of their PUD amendment. Applicant should commence designing for the improvements within two years after the PUD amendment approval and use diligent efforts to complete construction based on mutually agreed upon schedule with City. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
2. Fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 1b totaling \$52,000.
3. Development within the PUD should not vary from the approved uses or deviate from the estimated traffic generation assumptions approved in the amendment. Any change in future shall be reviewed by ATD and may require a new or updated TIA/addendum.
4. City of Austin reserves the right to reassign any or all the monies to improvements around Mueller PUD development.

### **Proposed Conditions:**

#### **Trip Generation and Land Use**

Based on the approved trip rates for the Mueller PUD, the development will generate approximately 9,188 peak hour vehicular trips (PHT) at full build out.

Due to the significant number of vehicle trips and the anticipated traffic load on the roadway network, the applicant has committed to a Transportation Demand Management (TDM) strategies.

**Improvements:**

<b>Table 1a: Recommended Improvements (Construction)</b>		
<b>Intersection</b>	<b>Improvement</b>	<b>Applicant's Requirement</b>
Aldrich Street	Roundabout Modifications	\$798,664 Construction
Zach Scott Street (W of Berkman Drive)	Cycle Track Modification	\$786,359 Construction
<b>Total</b>		<b>\$1,585,023</b>
<b>Table 1b: Recommended Improvements (Fee-In-Lieu)</b>		
<b>Intersection</b>	<b>Improvement</b>	<b>Applicant's Requirement</b>
Manor Road and Anchor Lane	Intersection Improvements	\$52,000 Fee in-lieu
<b>Total</b>		<b>\$52,000</b>

If you have any questions or require additional information, please contact me at 512-974-4073



Nazlie Saeedi, P.E.  
Austin Transportation Department



## INVOICE

### TRANSPORTATION MITIGATION FEE-IN-LIEU

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**DATE:** November 12, 2019  
**TO:** Rashed Islam, P.E., PTOE, HDR Engineering Inc.  
**CC:** Alyssa Gutierrez (ATD Cashier)  
901 S. Mopac Expressway, Bldg 5, Suite 300, Austin TX 78746  
**FROM:** Nazlie Saeedi, P.E. Austin Transportation Department  
**AMANDA CASE#:** C814-04-0055.04.SH  
**FDU:** **8401-2507-1103-4163**

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As a condition of approval for the above referenced zoning ordinance, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **\$52,000** as listed in the “*RMMA Catellus Peak Hour Trips (PHT) Amendment*” dated October 28, 2019 and in accordance with LDC. Staff has reviewed the cost estimates, provided by Rashed Islam of HDR Engineering Inc. If you have any questions, please contact me at (512) 974-4073

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