

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0006 (7700 Parmer Lane)

DISTRICT: 6

ADDRESS: 7700 West Parmer Lane

ZONING FROM: LI-PDA

TO: LI-PDA

The requested PDA amendment is to allow a conversion of existing surface parking and provide additional uses on the property. This amendment request is to allow the following uses including a retail shopping center, hotel, restaurant and multifamily residential as permitted uses. In addition, this amendment will allow the PDA to exceed the current maximum allowable square footage of 1,755,000 square feet with the inclusion of 80,000 square feet of a retail shopping center including restaurant uses, 340 rooms hotel rooms, and 1,800 multifamily residential units (Please see Applicant's Request Letter – Exhibit C).

SITE AREA: 128.847 acres

PROPERTY OWNER: BRI 1869 Parmer, LLC

AGENT: Drenner Group (Amanda Swor)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff's recommendation is to grant LI-PDA, Limited Industrial-Planned Development Area, district zoning to amend the PDA zoning to allow for retail shopping center, hotel, restaurant and multifamily residential as permitted uses and to allow the PDA to exceed the current maximum allowable square footage of 1,755,000 square feet with the inclusion of 80,000 square feet of a retail shopping center including restaurant uses, 340 rooms hotel rooms, and 1,800 multifamily residential units.

In addition, if the requested zoning is granted, site development should be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA (Wantman Group, Inc – August 2020) through a public restrictive covenant that will be recorded prior to third reading of this case at City Council. The TIA recommendations are included as Exhibit D to this report.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
November 17, 2020: Approved LI-PDA zoning, to change a condition of zoning, as recommended by staff by consent (11-0); A. Denkler-1st, H. Smith -2nd.

CITY COUNCIL ACTION:
December 10, 2020

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 128.84 acre tract of land located on the southeast corner of West Parmer Lane/State Highway 734 and Anderson Mill Road. The site is currently developed with an industrial office campus which contains four large multi-story office buildings. This tract land is surrounded by undeveloped areas to the north, south, and east. There is a single-family residential neighborhood (Rattan Creek Neighborhood) to the west, across Parmer Lane. This site was granted PDA-ID, Planned Development Area and an Industrial District zoning in 1994, through Ordinance No. 940317-G. In 1998, the City of Austin annexed the property in case C7L-98-002. According to Land Development Code-Sec.25-2-222 (B)(1), "Property that is subject to a planned development area agreement is designated as an interim limited industrial services (LI) district and regulated by the planned development agreement." The property received permanent LI-PDA, Limited Industrial-Planned Development Area, district status in 2011 through zoning case C14-93-00090.01. In 2016, the applicant submitted a PDA rezoning case to amend the maximum square footage of building area on the site of 955,000 square feet established in Ordinance 940317-G, to allow for an additional 800,000 square feet of office uses. The additional 800,000 square feet of office space was granted by the City Council through zoning case C14-2016-0121 in March of 2018. The current square footage of building area permitted to be developed on the property is a maximum of 1,755,000 sq. ft.

In this request, the applicant would like to amend the existing Planned Development Agreement (PDA) overlay to allow for additional commercial and residential uses to be permitted on the site. Specifically, the applicant is asking to exceed the maximum allowable square footage of 1,755,000 sq. ft., with the inclusion of a 80,999 sq. ft. retail shopping center. The proposed retail center will include restaurant uses, a 340 room hotel, and 1,800 multifamily residential units (Please see Applicant's Request Letter – Exhibit C).

BASIS FOR RECOMMENDATION:

The staff recommends the applicant's request for the proposed amendment to the existing LI-PDA zoning. The applicant proposes to expand the availability of uses on this existing campus. This PDA amendment will permit the applicant to amend the maximum square footage of building area on the site exceed the maximum allowable square footage of 1,755,000 sq. ft., with the inclusion of a commercial retail shopping center that will include restaurant uses, a hotel, and multifamily residential. The property in question is accessible from a major arterial roadway and designated Activity Corridor, Parmer Lane. The proposed change will not alter the conditions of the current PDA ordinances that govern this site.

The applicant agrees with the staff's recommendation.

BASIS FOR RECOMMENDATION

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

- 2. The proposed zoning should promote consistency and orderly planning.*

The proposed LI-PDA zoning will be compatible with surrounding land uses because this tract land is surrounded by undeveloped areas to the north, south, and east. There is another existing industrial campus to the northwest of this site at the intersection of FM 620 and Parmer Lane. The property will take access to a major arterial roadway/state highway, Parmer Lane.

- 3. The proposed zoning should allow for a reasonable use of the property.*

The proposed amendment to the existing PDA zoning will allow for the redevelopment of this property to add a commercial retail shopping center that will include restaurant uses, a hotel, and multifamily residential uses within an existing industrial campus.

The site under consideration is located along the West Parmer Lane Activity Corridor and just under a mile from the Robinson Ranch Station Regional Center to the east.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA	Industrial /Office Campus (formerly Motorola/Freescale Semiconductor)
<i>North</i>	PUD	Undeveloped
<i>South</i>	PUD	Undeveloped
<i>East</i>	PUD	Undeveloped
<i>West</i>	County	Single-Family Residential (Rattan Creek Neighborhood)

AREA STUDY: N/A

TIA: Required

WATERSHED: Lake Creek

HILL COUNTRY ROADWAY: N/A

SCHOOLS: Austin I.S.D.

Pillow Elementary School
Burnet Middle School
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Association of SW Williamson County
Neighborhood Empowerment Foundation
SELTEXAS
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0121 (7700 Parmer Lane)	LI-PDA to LI-PDA	10/17/17: Approved the staff's recommendation of LI-PDA zoning, with conditions (8-0, D. Breithaupt, Y. Flores and S. Trinh-absent); B. Evans-1 st , J. Duncan-2 nd .	11/02/17: The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only for limited industrial-planned development area (LI-PDA) combining district zoning, to change a condition of zoning was approved on Council Member Pool's motion, Council Member Flannigan's second on a 9-0 vote. Council Members Casar and Garza were off the dais. 2/01/18: The motion approving the ordinance on second reading only for limited industrial-planned development area (LI-PDA) combining district zoning was approved on Council Member Houston's motion, Council Member Renteria's second on an 11-0 vote.

			3/01/18: Approved LI-PDA zoning, with TIA conditions, on 3 rd reading (11-0); D. Garza-1 st , A. Kitchen-2 nd .
C14-93-0090.01 (7700 Parmer Lane)	I-LI-PDA to LI-PDA (To add College and University Facilities as a permitted use to the existing PDA zoning)	6/21/11: Approved LI-PDA zoning by consent (4-0, C. Banks, D. Tiemann-absent); P. Seeger-1 st , S. Baldrige-2 nd .	7/28/11: Approved LI-PDA zoning to change a condition of zoning on consent on all 3 readings (7-0); B. Spelman-1 st , S. Cole-2 nd .
C14-2010-0194 (Briarwick Apartments - 13400 Briarwick Drive)	Unzoned to MF-4	3/01/11: Approved the staff's recommendation of MF-4 zoning, with conditions (5-0, Bourgeois-abstain); P. Seeger-1 st , D. Tiemann-2 nd .	4/07/11: Approved MF-4 district zoning, with conditions, on consent all 3 readings (6-0, Martinez-off dais); Spelman-1 st , Riley-2 nd .
C14-2007-0162 (13830 North F.M. 620 Road)	GO-MU-CO, GR-MU-CO, GR-CO to GR-CO	10/16/07: To approve the staff's recommendation for GR-CO zoning on consent (6-0, C. Hammond, J. Gohil-absent); J. Martinez-1 st , S. Hale-2 nd	11/29/07: Approved GR-CO by consent (6-0, Cole-off dais)
C14-02-0100 (9200 West Parmer Lane)	GR to CS-1-CO	7/16/02: Approved staff's recommendation of CS-1-CO by consent, with added conditions prohibiting Adult Oriented Businesses and Pawn Shop. (6-0, M. Casias/ Diana Castaneda/K. Jackson-absent)	8/08/02: Approved CS-1-CO on all 3 readings (6-0, Wynn out of room)
C14-99-0027 (PAC 10 MGA Tract 6A: 13608-13640 FM 620)	I-RR, DR to GR	Approved staff rec. of GR-CO (TR1); GO-CO (TR2) w/ conditions & restrictive covenant (7-0) on 4/13/99	3/23/00: Approved GR-CO for TR1 (0027A) w/conditions limiting to 2,000 vehicle trips per day for the 5-acre Hill tract (6-0, KW-out of room); Balance of site (TR2-110 acres) postponed to 6/1/00 (0027B) 5/18/00: Approved TR1 (10027A) on 2 nd / 3 rd readings (5-0, Lewis-absent) 0027B: Approved GR-CO (TR1), GO-CO (TR2) w/ conditions (4-0); all 3 readings on 7/19/01

C14-97-0059 (PAR 620 LTD.: 13900 Block of FM 620 Road at Parmer Lane)	DR to GR	Approved GR-CO w/conditions of 2,000 vtpd (8-0) on 8/05/97	9/04/97: Approved GR-CO w/conditions; 2,000 vtpd and subject to 25% impervious cover max; (5-0); 1 st reading 12/11/97: Approved GR-CO w/conditions; subject to 25% impervious cover max;(7-0); 2 nd reading. 1/15/98: Approved GR-CO w/out condition of 25% impervious cover max (6-0); 3 rd reading
C14-96-0045 (Davis Spring- Section 8B: 300' from Parmer Lane at Spectrum south side)	LI, GR to MF-3	Approved staff alternate rec. of MF-3-CO, limited to less than 2,000 vehicle trips per day (9-0)	5/23/96: Approved PC rec. of MF-3-CO (5-0); limiting to less than 2,000 vehicle trips per day; all 3 readings
C14-93-0090 (Apple Computer Austin Campus: West Parmer Lane at Anderson Mill)	? to PDA	3/17/94: Approved PDA with conditions (5-0); Apple will notify City of Austin within 90 days before it assigns land to another part	2/15/95: Approved PDA (8-0), with additional conditions: 1) Subject to IPM program and 2) Consultation with ECSD incorporating "Green Builder Program" into project
C14-90-0068 (Castillo Corporate Office Development- Site A: FM 620 at Parmer west side)	DR to GR	11/06/90: Approved GR (5-0- 1, HG-No)	1/24/91: Approved GR (4-0); 1 st reading on 12/06/90 Approved GR (7-0); 2 nd /3 rd readings

RELATED CASES: Previous Zoning Cases - C14-93-0090, C14-93-0090.01, C14-2016-0121

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro Service
W. Parmer Lane	150'	MAD-6	Major Arterial	Yes	No	No
Anderson Mill Road	114'	MAD-4	Major Arterial	Yes	Yes	No

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject tract for this zoning case is located along the **West Parmer Lane Activity Corridor** and just under a mile from the **Robinson Ranch Station Regional Center** to the east. This zoning case is located on the southeast corner of W. Parmer Lane (Hwy 734) and Anderson Mill Road, on a 128.84 acre parcel, which contains four large multi-story office buildings. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north; to the south is vacant land, a single family subdivision and an apartment complex; to the west is a large single family subdivision; and to the east is a soccer field and vacant land. The proposed use is to change the permitted uses on the site and increase the maximum density. Per the developer:

The requested PDA amendment is to allow a conversion of existing surface parking and provide additional uses on the property. This amendment request is to allow the following uses including a retail shopping center, hotel, restaurant and multifamily residential as permitted uses. In addition, this amendment will allow the PDA to exceed the current maximum allowable square footage of 1,755,000 square feet with the inclusion of 80,000 square feet of a retail shopping center including restaurant uses, 340 rooms hotel rooms, and 1,800 multifamily residential units.

Connectivity

There are bike lanes located intermittently along West Parmer Lane but there are no public sidewalks or public transit stops in the vicinity. The mobility options in the area are below average while the connectivity options with the new uses will improve with the additional goods and services on the site.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this project as being located along an existing **Activity Corridor** (W. Parmer Lane). **Activity Corridors** are designated for additional people and jobs and are intended to allow people to reside, work, shop, access services without traveling far distances. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based upon this property being situated along an **Activity Corridor** and less than a mile from a Regional Center, which supports office and commercial uses; and the Imagine Austin policies referenced above that supports a variety of infill, this proposal partially supports the Imagine Austin Comprehensive Plan. It is hoped in the near future that public sidewalks are added around the perimeter of this site.

Environmental

The amendment request is to modify the uses that are outlined in Ordinances 9403717-G, 980409-K, and 20180301-034. There are no EV comments at this time; however, note that subsequent site plan applications for the PDA shall conform to environmental regulations under Ordinance 940317-G, Section 4(b)(4).

Fire

Approved. No comments.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the south property line, following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

Overlays

FYI – This site is located within the Parmer Lane Scenic Roadway Overlay. Additional comments may be generated during the site plan review process.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA (Please see TIA Memorandum – Exhibit D).

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Anderson Mill Rd	120'	30'	Level 3	Yes	Yes	
Parmer lane	240'	Divided multiple lanes	Level 4	No	Yes	

Water Utility

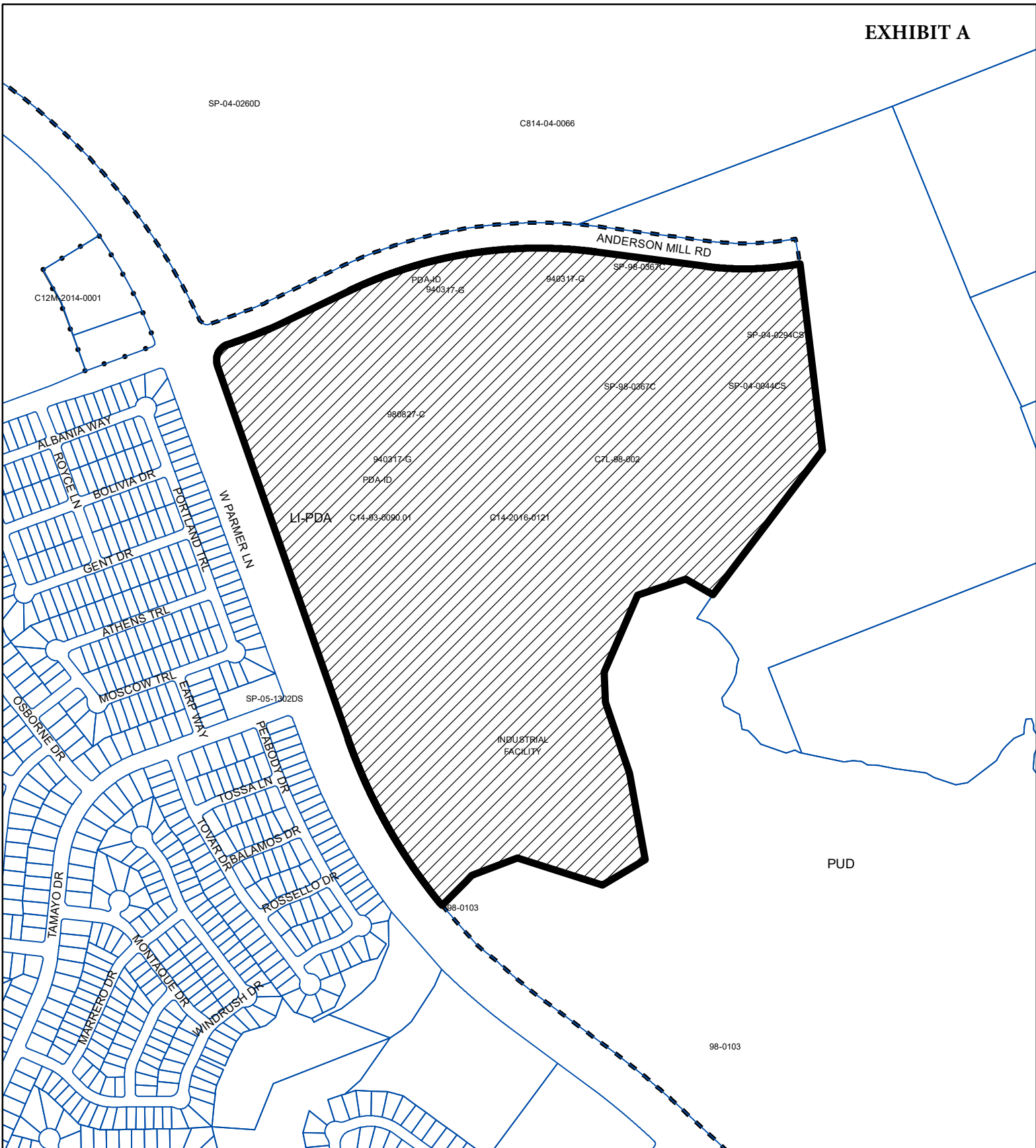
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.




Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Rezoning Request Letter
- D. Transportation Impact Analysis Memorandum



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0006

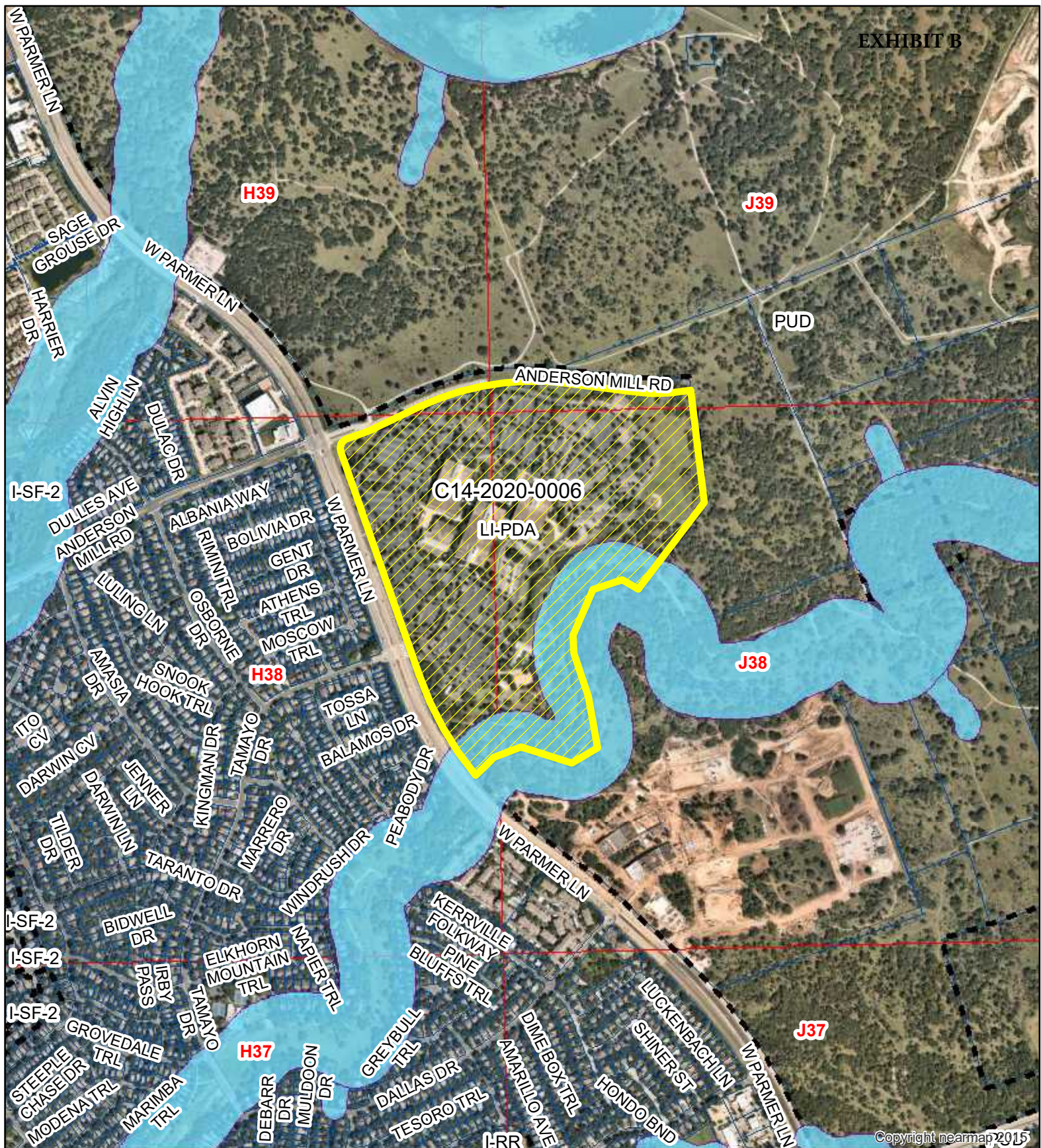
1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

7700 Parmer

ZONING CASE#: C14-2020-0006

LOCATION: 7700 Parmer Lane

SUBJECT AREA: 12.847 ACRES

GRID: H28 & J28

MANAGER: Sherri Sirwaitis



1" = 1,000'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

DRENNER GROUP

January 15, 2020

Ms. Denise Lucas
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: 7700 Parmer – PDA amendment application for the 128.847-acre piece of property known as 7700 Parmer located at 7700 West Parmer Lane in the City of Austin, Williamson County, Texas (the “Property”).

Dear Ms. Lucas:

As representatives of the owner of the Property, we respectfully submit the enclosed PDA amendment application for 7700 Parmer. The project consists of 128.847 acres and is located near the northeast corner of West Parmer Lane and Anderson Mill Road. The Property is made up of one tax parcel and currently developed with 800,000 square feet of office uses and associated surface parking. The Property is zoned LI-PDA, Limited Industrial – Planned Development Area. Case number C14-2016-0121 approved by ordinance number 20180301-034 provided for an additional 800,000 square feet of office use.

The requested PDA amendment is to allow a conversion of existing surface parking and provide additional uses on the property. This amendment request is to allow the following uses including a retail shopping center, hotel, restaurant and multifamily residential as permitted uses. In addition, this amendment will allow the PDA to exceed the current maximum allowable square footage of 1,755,000 square feet with the inclusion of 80,000 square feet of a retail shopping center including restaurant uses, 340 rooms hotel rooms, and 1,800 multifamily residential units.

This Property is located in the full purpose jurisdiction of the City of Austin and along West Parmer Lane and Anderson Mill Road, suburban roadways. The requested amendment is consistent with surrounding zoning.

The Property is not located within a City of Austin neighborhood planning area, therefore a neighborhood plan amendment will not be required in conjunction with this application. A Traffic Impact Analysis (“TIA”) dated December 16, 2019 and prepared by Wantman Group, Inc. was completed as part of this PDA amendment application and is included with this submittal package.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in black ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being larger and more prominent than the last name "Swor".

Amanda Swor
Drenner Group

cc: Sherri Sirwaitis, Planning and Zoning Department (*via electronic delivery*)
Joi Harden, Planning and Zoning Department (*via electronic delivery*)



MEMORANDUM

Date: October 6, 2020
To: Dan Hennessey, P.E. (WGI)
CC: Sangeeta Jain, AICP
Joan Minyard, EIT
Reference: 7700 Parmer Lane Expansion – TIA Final Memo (C14-2020-0006)

Summary of the Transportation Impact Analysis (TIA):

The Transportation Development Services Division (within the Austin Transportation Department, ATD) has reviewed the August 2020 traffic impact analysis report (received August 10, 2020) regarding the “7700 Parmer Lane Expansion” development, prepared by the Wantman Group, Inc. The proposed development will consist of 80,000 square feet of office space, a 340-room hotel, and 1,800 units of Mid-rise Multifamily Housing and is located at 7700 West Parmer Lane as shown in Figure 1. The development is anticipated to be constructed in 2024.

The following is a summary of the review findings and recommendations:

1. A Fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 2, totaling **\$83,400**, before the site development permit is issued. Please see attached invoice (Exhibit A).
2. This development will build their half of Anderson Mill to eastern edge of their site per ASMP and all applicable City standards as a public roadway.
3. The applicant has performed a detailed walking audit of the project site within a half mile radius around the site. The applicant has proposed improvements to sidewalks, crossings, connections to transit facilities as well as committed to pay to fill gaps in the network to reach the Transportation Demand Management (TDM) goals, set forward by the City. TDM portions of fee-in-lieu payments are included in the mitigation table and should be held to the same requirements as any other mitigation (noted in #1, above).
4. Table 3 lists improvements that the Developer has committed to building. The estimated values included in the TIA and this memo should not be assumed to be the maximum required as part of the development of this site. The improvements listed should be built before the issuance of certificates of occupancy and the developer will build the complete list of improvements, regardless of any potential cost increases in the future.
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 in the approved TIA document that this memo references shall be reviewed by ATD and may require a new or updated TIA/addendum.
6. A final copy of the TIA should be delivered to ATD (digitally) to act as the copy of record.
 7. City staff reserves the right to reassign any or all the above monies to one or more of the identified improvements as it sees fit.
 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.

Site Location and Existing Conditions:

The site at 7700 West Parmer Lane (Figure 1) currently consists of an office complex which houses 957,100 square feet of occupied buildings. The proposed development would be built while retaining the existing land uses and buildings.

The proposed development is intending to utilize three (3) driveways as access and is assuming that along with the construction of the site, Anderson Mill Rd will be extended to the eastern boundary of the site so that access can be taken from that roadway. The proposed driveways are as follows:

- Driveway 1 (Public) - Full access along a new extension of Anderson Mill Road to the eastern edge of site boundary
- Driveway 2 (Public) – Right-in, right-out access along W Parmer Lane south of Anderson Mill Rd
- Driveway 3 (Public) - Full access along W Parmer Lane at Tamayo Dr at an existing 4th leg of the signal



Figure 1 - Site Location

Assumptions:

1. A 10% trip reduction was not taken to be conservative in measuring the impact of such a large site; however, TDM measures that equate to a 10% reduction are proposed by the applicant. The maximum TDM reduction given for areas classified as Suburban, like this one, is 10%.
2. Based on TxDOT AADT volume data, a three (3) percent annual growth rate was assumed to account for the increase in background traffic.

3. Below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted traffic for 2023:
 - Pearson Ranch Master Plan
 - Generational Commercial Properties (Apple Campus): SP-2018-0602C
 - Robinson Ranch: C814-04-0066

Proposed Conditions:

Trip Generation and Land Use

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), the development would generate approximately **26,361 average daily trips** (ADT) upon final build-out. Table 1 shows the trip generation by land uses for the proposed development.

Table 1: Trip Generation

Proposed Land Use (ITE Code)	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Shopping Center (820)	80,000 SF	5,166	119	73	221	240
Hotel (310)	340 Rooms	3,412	97	68	117	112
Multifamily Housing Mid-Rise (221)	1,800 Dwelling Units	9,808	151	431	433	277
General Office (710)	800,00 SF	7,975	670	108	131	690
Internal Capture Reduction (5% AM, 14% PM)			52	34	126	185
Total		26,361	985	646	776	1,134

Improvements to Active Modes (Pedestrian and Bicycle Infrastructure)

Currently, there exists infrastructure for pedestrians and bicyclists in the area with gaps in connectivity. The analysis further identified many active modes infrastructure needs that would help to meet the goals of the Austin Strategic Mobility Plan (ASMP) and fill in gaps to provide seamless connectivity for pedestrians and bicyclists. Pedestrian infrastructure along Parmer Ln and within a ¼ mile of the site were considered for needed improvements based on City identified plans and studies.

As part of the proposed site construction, the applicant shall pay toward bicycle and pedestrian improvements as shown in the TDM portion of the TIA, as well as shown in Figure 2, Figure 3, and Table 2. The developer will construct the improvements listed in Table 3 as part of their site construction.

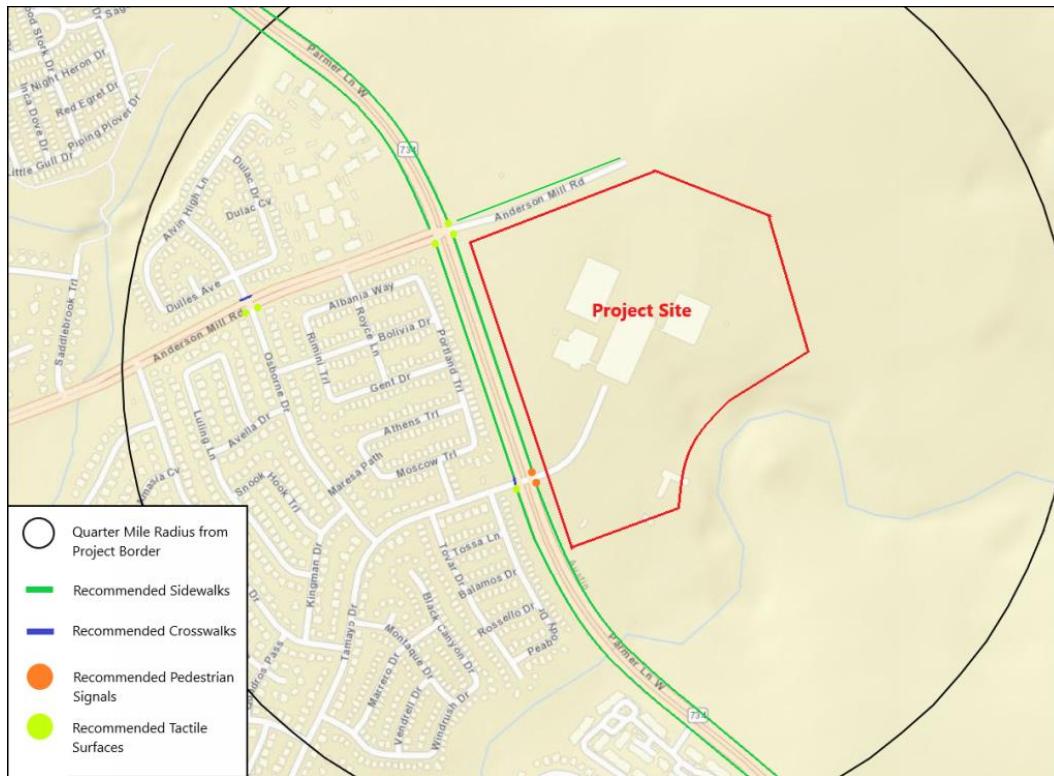


Figure 2 - Recommended Pedestrian Infrastructure

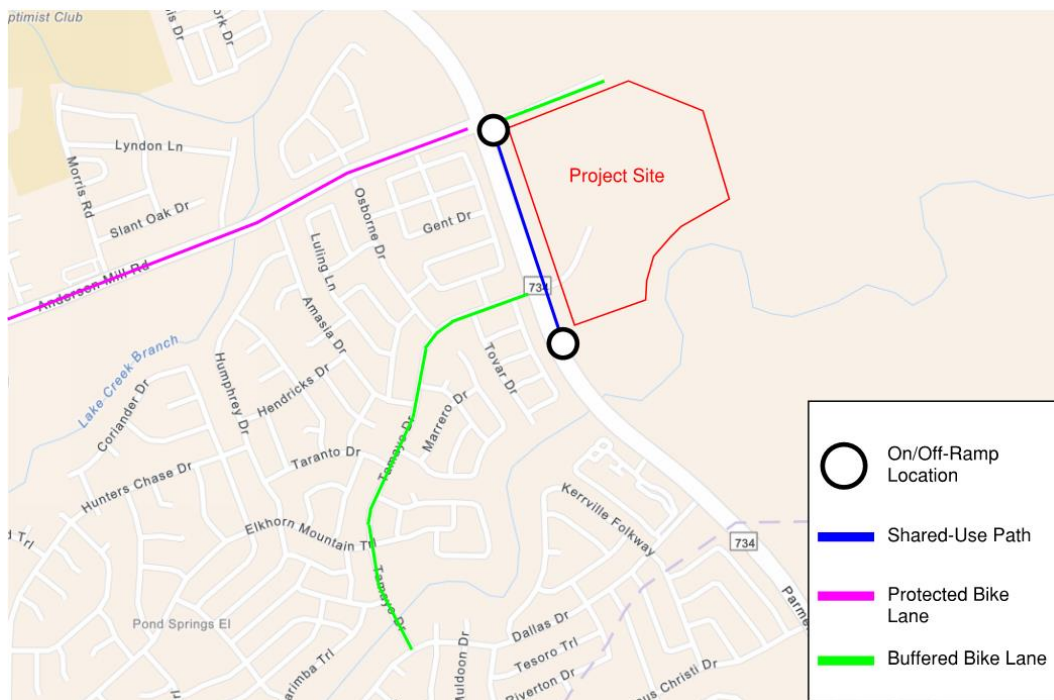


Figure 3 - Recommended Bicycle Infrastructure

Summary of Recommended Improvements

Table 2: Recommended Improvements to be Contributed to by Developer

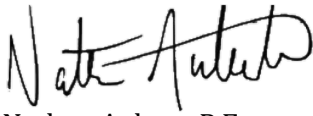
<i>Intersection</i>	<i>Improvement</i>	<i>Cost</i>	<i>Pro-Rata Share %</i>	<i>Pro-Rata Share \$</i>
Anderson Mill Rd east of Parmer Ln	Buffered bike lane (~1,300 ft)	\$ 6,500	100%	\$ 6,500
Tamayo Dr from Parmer Ln to Dallas Dr	Buffered bike lane (~4,500 ft)	\$ 22,500	100%	\$ 22,500
Anderson Mill Rd west of Parmer Ln	Protected bike lane (~1,200 ft)	\$ 44,400	100%	\$ 44,400
Heinemann Dr / McNeil Dr	Signal timing	\$ 5,000	100%	\$ 5,000
Technology Dr / McNeil Dr	Signal timing	\$ 5,000	100%	\$ 5,000
			<i>Total</i>	\$ 83,400

As part of the site development, the developer shall build the following improvements including any utility relocation and transportation infrastructure replacement such as sidewalks, transit stops, etc. which may be impacted by these improvements.

Table 3: Recommended Improvements to be Built by Developer

<i>Intersection</i>	<i>Improvement</i>	<i>Cost</i>	<i>Pro-Rata Share %</i>	<i>Pro-Rata Share \$</i>
Parmer Ln / Anderson Mill Rd	Improve curb ramps on all corners	\$ 20,000	100%	\$ 20,000
Parmer Ln / Tamayo Dr / Driveway 3	Improve curb ramps on SW corner	\$ 3,500	100%	\$ 8,500
	Add pedestrian signal heads	Included above		
	Add marked crosswalk	\$ 5,000		
Parmer Ln (east side)	Add shared use path (blue line in Figure 3, 2,590 feet long by 10 feet wide)	\$ 625,700	100%	\$ 625,700
Parmer Ln / Anderson Mill Rd	Southbound left-turn lane - extend	\$ 45,000	100%	\$ 45,000
	Southbound left-turn lane - add	\$ 135,000	100%	\$ 135,000
	Southbound right-turn lane - extend	\$ 30,000	100%	\$ 30,000
	Westbound left-turn lane - add	\$ 105,000	100%	\$ 105,000
	Westbound right-turn lane - add	\$ 78,000	100%	\$ 78,000
	Eastbound left-turn lane - add	\$ 115,000	100%	\$ 115,000
	Eastbound left-turn lane - extend	\$ 42,500	100%	\$ 42,500
	Northbound left-turn lane - extend	\$ 24,000	100%	\$ 24,000
	Northbound right-turn lane - add	\$ 77,500	100%	\$ 77,500
	Signal modifications	\$ 65,000	100%	\$ 65,000
Parmer Ln / Tamayo Dr / Driveway 3	Westbound left-turn lane	\$ 35,000	100%	\$ 35,000
	Re-stripe westbound approach	\$ 5,000	100%	\$ 5,000
	Southbound left-turn lane - add	\$ 120,000	100%	\$ 120,000
	Southbound left-turn lane - extend	\$ 25,000	100%	\$ 25,000
	Signal modifications	\$ 45,000	100%	\$ 45,000
			Total	\$ 1,601,200

If you have any questions or require additional information, please contact me at 512-974-7136.

A handwritten signature in black ink, appearing to read "Nate Aubert". The signature is fluid and cursive, with the first name "Nate" and last name "Aubert" clearly distinguishable.

Nathan Aubert, P.E.
Austin Transportation Department

EXHIBIT A

INVOICE

TRANSPORTATION MITIGATION FEE IN-LIEU

DATE: October 6, 2020
TO: Dan Hennessey (WGI)
CC: Alyssa Gutierrez (ATD Cashier)
901 S. Mopac Expressway, Bldg. 5, Suite 300, Austin TX 78746
FROM: Nathan Aubert, P.E. Austin Transportation Department
AMANDA CASE#: C14-2020-0006 (7700 Parmer Lane Extension)
FDU: **8401-2507-1103-4163**

As a condition of approval for the above referenced site plan, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **\$83,400.00** as listed in the TIA Final Memo (dated October 6, 2020) and in accordance with LDC. If you have any questions, please contact me at (512) 974-7136.

Office Use only:

Check:

Received by: