

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0191(Domain Central)

DISTRICT: 7

ZONING FROM: MI-PDA

TO: MI-PDA*

*Nature of the Request: The applicant is requesting a rezoning is from MI-PDA to MI-PDA, to amend the conditions of the Planned Development Area (PDA) overlay in Ordinance No. 20070412-024 to change the maximum allowable building height from 308 feet to 400 feet and to modify the required parking ratio in the PDA for this 10.377acre property located northeast of the intersection of Alterra Parkway and Esperanza Crossing within The Domain development.

ADDRESS: 11500 Alterra Parkway

SITE AREA: 10.377 acres

PROPERTY OWNER: TR Domain, LLC

AGENT: Drenner Group, PC (Amanda Swor)

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

STAFF RECOMMENDATION:

Staff recommends MI-PDA, Major Industrial-Planned Development Area Combining District, zoning. The PDA amendment will permit a maximum of 400 feet in height and will modify the required parking ratio on this property within the Domain PDA development. Site plans for this property that apply the reduced ratio will do so in conjunction with an approved TDM plan.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 28, 2022: Granted indefinite postponement by the staff on consent (10-0, Y. Flores, P. Howard, S. Praxis-absent); C. Hempel-1st, R. Schneider-2nd.

December 20, 2022

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 10+ acre site that is currently developed with an office building and surface parking located at the northeast of the intersection of Alterra Parkway and Esperanza Crossing. In this rezoning request, the applicant is asking to amend the Planned Development Area overlay to change the maximum allowable building height from 308 feet to 400 feet in the PDA for this property within the Domain/MI-PDA. On January 10, 2022, the applicant revised their PDA amendment request to add a request to modify the required parking ratio for this property (*please see Applicant's Amended Request Letter – Exhibit C*).

The staff recommends the applicant's request to amend the Planned Development Area overlay to add height to this property within the Domain development. The staff recommendation would allow for more intensive development to be located in the central portion of The Domain. Recently, a code amendment to the North Burnet/Gateway Regulating Plan was approved to allow for 400 feet in height in the CMU-Gateway subdistrict that is adjacent to the Domain development. The staff believes the proposed amendment is compatible with City Council's direction for greater height and FAR on parcels in the surrounding North Burnet/Gateway NP area. In addition, the Austin Transportation Department has reviewed the applicant's request to reduce the required parking ratio for this 10.37 acre area within The Domain. ATD has approved the modified parking ratio with the condition that site plans that apply the ratio do so in conjunction with an approved TDM plan (*please see the TIA Compliance Memo – Exhibit D*). Therefore, the proposed PDA amendment is consistent with the density and uses permitted within Domain and will not alter the intent of the approved MI-PDA designation for this site.

The proposed MI-PDA zoning will allow for a mixture of high-density residential uses, office uses, commercial uses, and industrial uses to be developed on the property in question. The location of the site is appropriate for the proposed mixture and intensity of uses because the site is located between three major roadways, MOPAC Expressway North, Burnet Road, and Braker Lane. The property in question is within the North Burnet/Gateway Combined Neighborhood Planning Area and is adjacent to the North Burnet/Gateway Transit Oriented Development District (TOD).

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

The MI district designation is for a commercial service use, research and development use, administrative use, or manufacturing use that meets strict development and performance standards and is generally located on a large site or in a planned industrial center.

The PDA combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts.

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

The proposed MI-PDA amendment will permit the applicant have additional height in the center of the Domain development which is adjacent to the North Burnet/Gateway Transit Oriented Development District (TOD). The proposed PDA amendment will allow for site development standards that will be compatible with other office, commercial and residential uses that have already been constructed throughout the Domain.

3. *Zoning changes should promote an orderly relationship among land uses.*

MI-PDA zoning would allow this site to be developed with a mixture of high-density residential uses, office uses, commercial uses and industrial uses. This location is appropriate for the proposed PDA because site is located between three major roadways, MOPAC Expressway North (freeway), Burnet Road (major arterial roadway), and Braker Lane (major arterial roadway). The property in question is within the North Burnet/Gateway Combined Neighborhood Planning Area and is adjacent to the North Burnet/Gateway Transit Oriented Development District (TOD).

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|--------|---|
| <i>Site</i> | MI-PDA | Multifamily, Office, Commercial (Restaurant, Retail, Hotel uses), Industrial/Office/Warehouse (IBM) |
| <i>North</i> | NBG-NP | Hotel, Office, Financial Services |
| <i>South</i> | MI-NP | University of Texas J.J. Pickle Research Center |
| <i>East</i> | MI-PDA | Commercial (Retail, Restaurants, Theater uses), Multifamily, Office |
| <i>West</i> | NBG-NP | Office, Commercial/Retail, Vacant Tract, Commercial/Retail |

NEIGHBORHOOD PLANNING AREA: North Burnet/Gateway NP

TIA: Waived

WATERSHED: Walnut CreekNEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Burnet Gateway Neighborhood Plan Staff Liaison
 North Growth Corridor Alliance
 SELTEXAS
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|---|--|--|
| C14-2020-0154 (Domain Retail District 1, Block Z: 11700 Rock Rose Avenue, 3200-3250 Palm Way, 11701 ½, 11703 ½, 11711, 11711 ½, 11811, 11811 ½ Domain Drive) | MI-PDA to MI-PDA (To amend the PDA overlay in Ordinance No. 20150611-033 to permit the Pet Services use within this area of the Domain/MI-PDA) | 1/26/21: Approved staff's recommendation for MI-PDA district zoning, to change a condition of zoning, by consent (12-0); A. Azahar-1st; P. Seeger-2nd. | 3/04/21: Approved Ordinance No. 20210304-091 for MI-PDA combining district, to change a condition of zoning (10-0, Mayor Pro Tem Harper-Madison was off the dais); Council Member Ellis's motion, Council Member Kitchen's-2 nd . |
| C14-2016-0114 (Domain Entertainment District: 3121 Palm Way) | MI-PDA to MI-PDA (To allow for the sale of alcoholic beverages in conjunction with a General Retail Sales (General) use for on premise consumption for a second occupant not to exceed an additional 11,204 sq. ft. (for a total of 61,204 sq. ft. for two occupants) within this designated 43 acre area. | 11/08/16: Approved staff's recommendation for MI-PDA zoning on consent (12-0, A. Pineyro DeHoyos- absent); P. Seeger-1 st , F. Kazi-2 nd . | 12/08/16: Approved MI-PDA district zoning on Council Member Troxclair's motion, Council Member Zimmerman's second on a 9-1 vote. Council Member Houston voted nay. Mayor Pro Tem Tovo was absent. |

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|---|---|---|--|
| C14-2015-0038 (Domain Entertainment District: 11624-11824 Burnet Road) | MI-PDA to MI-PDA (To amend the PDA to allow for the sale of alcoholic beverages as an accessory use to a General Retail Sales (General) use for on premise consumption for a single occupant not to exceed 50,000 sq. ft. within this designated 43 acre area.) | 4/28/15: Approved the staff's recommendation of MI-PDA zoning with conditions (8-0, B. Roark-absent); J. Nortey-1 st , J. Stevens-2 nd . | 6/11/15: Approved MI-PDA zoning on consent (11-0); A. Kitchen-1 st , P. Renteria-2 nd |
| C14-2014-0062 (The Kenzie: 3201 Esperanza Crossing) | MI-PDA to MI-PDA (To amend the PDA overlay to allow for a Cocktail Lounge use as a permitted use on a designated 0.084 acre (3,659 sq. ft.) parcel inside the Kenzie multifamily building.) | 5/27/14: Approved staff's recommendation for MI-PDA zoning by consent (8-0, J. Nortey-absent); R. Hattfield-1 st , N. Zaragoza-2 nd . | 6/26/14: Approved MI-PDA zoning, to change a condition of zoning, on consent on all 3 readings (6-0, M. Martinez-off the dais); B. Spelman-1 st , S. Cole-2 nd . |
| C14-2013-0130 (Domain Entertainment District: 11824 Burnet Road) | MI-PDA to MI-PDA (To amend the PDA overlay to allow for 110,000 square feet of Cocktail Lounge (CS-1 district) use as a permitted use with no one user exceeding 13,000 square feet within a designated 43.267 acre area.) | 11/12/13: Approved staff's recommendation for MI-PDA zoning, with conditions for a limitation of 90,000 square feet of Cocktail Lounge use as permitted with no one user exceeding 13,000 sq. ft. within the designated 43.267acre area (outlined in Exhibit A) located within the Property., by consent (7-0-2, D. Chimenti and A. Hernandez-absent); J. Nortey-1 st , B. Roark-2 nd . | 12/12/13: Approved MI-PDA zoning on consent on all 3 readings (7-0); B. Spelman-1 st , S. Cole-2 nd . |
| C14-2012-0002 (The Domain: 10728-11306 and 11500-11900 Burnet Road; 3300 West Braker Lane; 11105 and 11401-11925 Domain Drive, and 2900-3210 Esperanza Crossing) | MI-PDA to MI-PDA: To amend the PDA 1) To allow for a Cocktail Lounge use as a permitted use on a 2,198 sq. ft. parcel and 2) To relocate 1-acre of | 5/08/12: Approved MI-PDA zoning by consent (9-0); D. Anderson-1 st , S. Kirk-2 nd . | 6/28/12: Approved MI-PDA zoning to change a condition of zoning on all 3 readings (7-0); C. Riley-1 st , S. Cole-2 nd . |

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| | designated zero impervious area within a nine acre park to a new location within the same park. | | |
| C14-2010-0087 (The Domain Rezoning-Simon: 11701, 11733 North Mopac Expressway; 11400, 11500 Domain Drive; 3311 Rogers Road; 3409 Esperanza Crossing; 11600 Century Oaks Terrace) | MI-PDA to MI-PDA: To amend the Domain zoning ordinance to request a change to the PDA overlay to allow 83% impervious cover for the overall site. | 8/24/10: Approved staff's recommendation of MI-PDA zoning with the condition that the applicant agree to a public restrictive covenant to limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to offset the increase in impervious cover on the Simon-Domain property (8-1, Chimenti-No), with the following additional conditions: 1) Require the applicant to provide bicycle access for a portion Bicycle Route Segment #905.04 (Please see Public Works Department Memorandum – "Attachment B") to allow for continuity for bicycle traffic to and through the Domain development. 2) Require a public restrictive covenant that will limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to be signed and recorded before the 3 rd reading of this zoning case at City Council. | 8/26/10: The public hearing will remain open and the first reading of the case was approved for MI-PDA zoning (7-0); Morrison-1 st , Spelman-2 nd , with the following additional conditions: 1) The applicant is to provide bicycle access for a portion of Bicycle Route Segment #905.04 to allow for continuity for bicycle traffic to and through the Domain development. 2) A public restrictive covenant that will limit one acre of land on the Endeavor- Domain site to zero percent impervious cover will be signed and recorded before the third reading of this zoning case. 10/14/10: Approved MI-PDA zoning on 2 nd /3 rd readings (7-0); Spelman-1 st , Leffingwell-2 nd , with the following amendments: 1) Part 3, C, 1 of the ordinance should read: "A pedestrian/bicycle entrance shall be provided between the existing pedestrian/bicycle trail under Mopac Expressway and the Simon Project internal drive as shown on the attached Exhibit B. A minimum 12-foot wide paved path shall be constructed with an associated curb cut connecting to the internal drive prior to issuance of a certificate of occupancy for a building on Lot 5A, Block A, the Domain Shopping Center Section 3 Subdivision."; 2) Add a new paragraph to Part 3, |

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|-------------|------------------|---|--|
| | | | <p>Section D to read: “The two trees on the property numbered 5068 and 5081 as shown on Exhibit D may not be removed, unless the City Arborist approved otherwise based on the health of the individual trees.”; 3) The approved otherwise based on fourth WHEREAS of the restrictive covenant should read: “WHEREAS, the requirements of the Land Development Code for both the Endeavor Tract and the Simon Tract allow for a combined maximum of eighty percent (80%) net site area impervious cover resulting in a total allowable impervious cover area of 135.36 acres for the Endeavor Tract and 40.54 for the Simon Tract; and”.</p> |
| C14-06-0121 | MI-PDA to MI-PDA | <p>2/13/07: Approved staff’s rec. for MI-PDA zoning with additional conditions of:</p> <ul style="list-style-type: none"> • 2 star Green Building rating • natural landscaping of all water quality ponds (existing and future); • be in compliance with TIA conditions; • the applicant’s requested parkland dedication proposal; • height base of 140-ft; plus an additional 12-stories based on electing to provide some of the public benefits as listed in the North Burnet/Gateway Neighborhood Plan. • Maximum height of 308 feet. <p>Vote: (9-0); J.Reddy-1st, G. Stegeman-2nd.</p> | <p>3/01/07: Approved MI-PDA zoning with the addition of low albedo roofing materials, one star construction for the total site and two star construction for 50% of the office and residential construction (7-0); McCracken-1st, Dunkerley-2nd.</p> |

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| C14-06-0154 | MI-PDA to MI-PDA | 8/08/06: Approved staff rec. of MI-PDA by consent (8-0) | 09/28/06: Approved MI-PDA (7-0); 1 st reading 10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2 nd /3 rd readings |
| C14-04-0151 | MI-PDA to MI-PDA | 11/23/04: Approved staff recommendation of MI-PDA, with Environmental Board conditions (9-0). | 12/16/04: Approved MI-PDA (7-0); all 3 readings |
| C14-04-0146 | P to CH | 11/9/04: Approved staff's recommendation of CH zoning with conditions (9-0) | 12/2/04: Approved CH zoning (7-0); all 3 readings |
| C14-03-0017 | MI-PDA to MI-PDA | 6/11/03: Approved staff's recommendation of MI-PDA zoning, with inclusion of original PDA conditions (as read into the record) from Ordinance #000608-67 (8-0, R. Pratt-off dais) | 7/31/03: Granted MI-PDA on all 3 readings (7-0) |
| C14-03-0016 | MI to MI-PDA | 6/11/03: Approved staff's recommendation of MI-PDA zoning (8-0, R. Pratt-off dais) | 7/31/03: Granted MI-PDA on all 3 readings (7-0) |
| C14-03-0015 | MI to CS | 6/11/03: Approved staff's recommendation of CS-CO zoning (8-0, R. Pratt-off dais) | 7/31/03: Granted CS-CO on all 3 readings |
| C14-02-0062 | LI to CS-1 | 6/12/02: Approved CS-1 by consent (8-0) | 7/11/02: Approved PC rec. of CS-1 (7-0); all 3 readings |
| C14H-00-2177 | LI-PDA to LI-PDA | 10/24/00: Approved staff rec. of LI-PDA (TR1), LI-PDA-H (TR2) by consent (9-0) | 11/30/00: Approved LI-PDA (TR1) and LI-PDA-H (TR2); (7-0); all 3 readings |
| C14-00-2065 | MI to MI-PDA | 5/9/00: Approved staff rec. of MI-PDA by consent (8-0); with the following conditions: 1) That minimum lot size be 1 acre provided for any lots that directly abut Braker Lane and Burnet Road (but not both) and which are less than 3 acres in size. 2) The total number of additional curb cuts on Braker Lane & Burnet Road providing access to such lots shall not | 6/8/00: Approved MI-PDA, with changes agreed to with neighborhood association (7-0); all 3 readings |

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|--|--|--|--|
| | | <p>exceed 50 % of the total number of such lots.</p> <p>3) The foregoing limitation shall not apply to any lot of more than 3 acres, which abut Braker Lane and Burnet Road.</p> | |
|--|--|--|--|

RELATED CASES:

Zoning Cases: C14-2020-0154

C14-2016-0114

C14-2015-0038

C14-2014-0062

C14-2013-0130

C14-2012-0002

C14-2010-0087

C14-04-0151

C14-03-0017

C14-03-0016

C14-03-0015

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

| Name | ROW | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|--------------------|-------------|----------|----------------|-----------|---------------|-------------------------------|
| Alterra Parkway | 80' | 65' | ASMP Level 2 | Yes | Shared Lane | Yes |
| Esperanza Crossing | 103' – 107' | 82' | ASMP Level 2 | Yes | Shared Lane | Yes |

OTHER STAFF COMMENTS:Comprehensive Planning

No comments.

Environmental

No comments.

Fire

No comments.

Parks and Recreation

Parkland dedication requirements for the Domain are established in a Restrictive Covenant per Part 3, M of the ordinance. If the additional height is to result in a higher intensity of residential or hotel uses, the Restrictive Covenant must be amended to reflect the additional need for parkland dedication. Please confirm the proposed uses requiring additional height. Please provide documentation that the current parkland dedication requirements have been fulfilled, including, but not limited to, the dedication of nine private parks open to the public, and expenditure of \$4 million for park infrastructure.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential. Additional comments will be made when the site plan is submitted.

Transportation

Transportation Assessment:

ATD has approved the parking ratio with the condition that site plans that apply the ratio do so in conjunction with an approved TDM plan (please see [Exhibit](#)).

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, and TIA amendments will occur at the time of site plan application. At the time of site plan application, application should comply with the Domain PDA approved TIA or TIA amendment.

Water Utility





No review required.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Amendment Request Letter
- D. TIA Compliance Memo



Domain Central

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2021-0191
 LOCATION: 11501 Alterra Pkwy
 SUBJECT AREA: 10.377 Acres
 GRID: K33
 MANAGER: Sherri Sirwaitis



1" = 400'

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 12/13/2022
 by: MeekSS

DRENNER
GROUP

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

January 10, 2022

Ms. Rosie Truelove
Housing and Planning Department, City of Austin
Street-Jones Building
1000 E. 11th St., Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: Domain Central – Planned Development Area (PDA) Amendment application for the 10.377-acre piece of property located at 11500 Alterra Parkway in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Development Area (PDA) Amendment application package. The project is titled Domain Central, consists of 10.377 acres, and is located northeast of the intersection of Alterra Parkway and Esperanza Crossing. The Property is currently developed as an office building and surface parking.

The site is currently zoned MI-PDA. The requested rezoning is from MI-PDA to MI-PDA, to amend the maximum allowable building height from 308 feet to 400 feet in the PDA for the Property. This request is consistent with surrounding uses. In addition, this request includes a proposal to modify the current parking ratio for general office, professional office, medical offices, and other commercial office uses of one parking space for every 400 square feet of gross building area to one parking space for every 500 square feet of gross building area.

The Property is located within the North Burnet/Gateway Neighborhood Plan Area. Maureen Meredith, Senior Planner with the City of Austin Housing & Zoning Department, has issued a memo dated November 16, 2021, stating that submittal of a Neighborhood Plan Amendment application is not required.

A Traffic Impact Analysis (“TIA”) has been waived via a TIA Determination Form from Amber Hutchins dated November 4, 2021, with the note that the site must demonstrate

compliance with the TIA approved with the Domain PDA, and that a TIA may require amendment upon further review.

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 blue ink that reads "Amanda Swor". The signature is written in a cursive, flowing style.

Amanda Swor

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



11/04/2022
APPROVED
Nathan Aubert

November 2, 2022

Nathan Aubert, P.E.
 Transportation Development Services Division
 Austin Transportation Department
 901 S. MoPac Expressway, Building 5, Suite 300
 Austin, Texas 78746

RE: Traffic Impact Analysis Compliance Memo
 SP-2021-0441C Domain Central

Dear Nathan,

The purpose of this letter is to request a waiver of TIA requirement for the proposed Domain Central development, which is part of The Domain Endeavor development, located at the northwest intersection of Esperanza Crossing and Alterra Parkway in Austin, Texas. A TIA was approved for this project on January 24, 2007. The zoning case number for this project is C14-06-0121.

The Domain Central TIA was approved to allow 85,365 daily trips to the site, as shown in Table 1. At the time of the TIA, the 7th edition of the ITE Trip Generation Manual was the current edition and was the basis for the trip generation estimate and the resulting equivalent rates, as shown in Table 2.

Table 1. Summary of Daily & Peak Hour Trip Generation – Total Approved

| Land Use | Size | 24-Hour Two Way Volume | AM Peak Hour | | PM Peak Hour | |
|-------------------------------------|--------------|------------------------------|--------------|--------------|--------------|--------------|
| | | | Enter | Exit | Enter | Exit |
| General Office | 3,500,000 SF | 20,611 | 2,837 | 387 | 680 | 3,319 |
| Shopping Center | 1,000,000 SF | 30,334 | 380 | 243 | 1,374 | 1,488 |
| Apartments | 4,000 DU | 16,800 | 320 | 920 | 840 | 560 |
| Hotel | 340 Rooms | 3,033 | 133 | 95 | 116 | 122 |
| High-Turnover (Sit-Down) Restaurant | 58,053 SF | 7,380 | 348 | 321 | 387 | 247 |
| Supermarket | 60,000 SF | 6,134 | 119 | 76 | 318 | 305 |
| Utilities | 5 acres | 58 | 7 | 4 | 3 | 3 |
| General Office* | 70,000 SF | 1,014 | 124 | 17 | 18 | 87 |
| Sum Total | | 85,365 | 4,268 | 2,063 | 3,736 | 6,131 |

* Expansion of existing buildings

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Table 2. Summary of Daily & Peak Hour Equivalent Rates

| Land Use | Size | 24-Hour Two Way Volume | AM Peak Hour | | PM Peak Hour | |
|-------------------------------------|--------------|------------------------------|--------------|------|--------------|------|
| | | | Enter | Exit | Enter | Exit |
| General Office | 3,500,000 SF | 5.89 | 0.81 | 0.11 | 0.19 | 0.95 |
| Shopping Center | 1,000,000 SF | 30.33 | 0.38 | 0.24 | 1.37 | 1.49 |
| Apartments | 4,000 DU | 4.20 | 0.08 | 0.23 | 0.21 | 0.14 |
| Hotel | 340 Rooms | 8.92 | 0.39 | 0.28 | 0.34 | 0.36 |
| High-Turnover (Sit-Down) Restaurant | 58,053 SF | 127.14 | 5.99 | 5.53 | 6.67 | 4.25 |
| Supermarket | 60,000 SF | 102.23 | 1.98 | 1.27 | 5.30 | 5.08 |
| Utilities | 5 acres | 11.60 | 1.40 | 0.80 | 0.60 | 0.60 |

Until recently, equivalent rates have been used to help keep track of the status of trips being generated as development has occurred. In addition, over the years, it was established that restaurants that are inline with other retail and below 4,000 square feet in size would be modeled as “shopping center” whereas larger restaurants would be modeled as “High-Turnover” restaurants. Moving forward, all site plans will utilize the latest version of the ITE Trip Generation Manual, and the version will be documented for each site plan. Table 3 shows a summary of the approved site plans to date.

Table 3. Summary of Unadjusted Trip Generation – Domain Endeavor (Trips Used to Date)

| Lot | Site Plan | City Case Number | Trip Generation Basis | AM Peak Trips | | PM Peak Trips | | 24 Hour Daily Trips |
|-------|------------------|------------------|-----------------------------|---------------|------|---------------|------|---------------------------|
| | | | | Enter | Exit | Enter | Exit | |
| F | Domain 6 Office | SP-06-0691C | EQ Rate | 147 | 20 | 34 | 172 | 1,067 |
| ALOFT | Aloft Hotel | SP-07-0576.CT | EQ Rate | 58 | 42 | 62 | 66 | 1,559 |
| W2 | Domain Block W2 | SP-2008-0314C | EQ Rate | 78 | 74 | 185 | 177 | 3,943 |
| Y | Domain Block Y | SP-2008-0401C.R2 | EQ Rate | 242 | 216 | 337 | 260 | 6,735 |
| Z | Domain Block Z | SP-2012-0355C | EQ Rate | 227 | 161 | 301 | 359 | 6,518 |
| Z4 | Domain Z4 Office | SP-2019-0145CT | 10 th Ed. ITE | 63 | 10 | 9 | 49 | 533 |
| D10 | Domain 10 Office | SP-2017-0281C | EQ Rate | 238 | 32 | 56 | 279 | 1,727 |
| D9 | Domain 9 Office | SP-2017-0221C | EQ Rate | 274 | 37 | 64 | 321 | 1,991 |
| C1 | Domain Block C1 | SP-2008-0609C | EQ Rate | 37 | 62 | 116 | 107 | 2,466 |
| C2 | Domain 1 Office | SP-2008-0566C | EQ Rate | 116 | 23 | 77 | 177 | 1,912 |

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Table 3. Summary of Unadjusted Trip Generation – Domain Endeavor (Trips Used to Date)

| Lot | Site Plan | City Case Number | Trip Generation Basis | AM Peak Trips | | PM Peak Trips | | 24 Hour Daily Trips |
|--------------|-----------------------------------|------------------|-----------------------|---------------|------|---------------|------|---------------------|
| | | | | Enter | Exit | Enter | Exit | |
| D11 | Domain 11 Office | SP-2016-0289C | EQ Rate | 268 | 38 | 73 | 323 | 2,172 |
| D12 | Domain 12 Office | SP-2016-0384C | EQ Rate | 263 | 36 | 62 | 309 | 1,916 |
| X1 | Domain Block X1 and X3 | SP-2009-0040C | EQ Rate | 21 | 11 | 62 | 72 | 1,385 |
| X3, Valencia | Domain Block X1 and X3 | SP-2009-0040C | EQ Rate | 79 | 56 | 104 | 111 | 2,538 |
| A | Whole Foods Market | SP-2010-0343C | EQ Rate | 111 | 71 | 296 | 284 | 5,715 |
| H&T | Domain 3 Multifamily | SP-2011-0057C | EQ Rate | 25 | 72 | 66 | 44 | 1,323 |
| U | Domain 5 Multifamily | SP-2012-0330C | EQ Rate | 23 | 52 | 65 | 52 | 1,338 |
| V | Domain 4 Multifamily | SP-2011-0176C | EQ Rate | 24 | 56 | 68 | 53 | 1,397 |
| S | Streetlights Multifamily (Novare) | SP-2011-0293C | EQ Rate | 22 | 64 | 59 | 39 | 1,172 |
| PAD SITE 2 | RBFCU Branch Office | SP-2012-0010C | EQ Rate | 2 | 1 | 6 | 6 | 124 |
| PAD SITE 3 | Elements Hotel | SP-2016-0430C | EQ Rate | 60 | 43 | 53 | 56 | 1,383 |
| F1 | Domain 7 Office | SP-2012-0206C | EQ Rate | 185 | 25 | 43 | 217 | 1,346 |
| K | Domain Block K Multifamily | SP-2013-0329C | EQ Rate | 25 | 73 | 66 | 44 | 1,327 |
| L | Domain Block L Multifamily | SP-2017-0194C | EQ Rate | 15 | 42 | 38 | 25 | 764 |
| N | Domain Block N Multifamily | SP-2013-0329C | EQ Rate | 26 | 75 | 69 | 46 | 1,378 |
| M | Domain Block M Multifamily | SP-2013-0329C | EQ Rate | 21 | 60 | 55 | 36 | 1,092 |
| J | Domain 5 Office | SP-2014-0198C | EQ Rate | 62 | 8 | 25 | 73 | 450 |
| D | Domain Block D – Nordstorm | SP-2014-0315C | EQ Rate | 55 | 35 | 198 | 215 | 4,386 |
| E | Domain 8 Office | SP-2014-0381C | EQ Rate | 243 | 33 | 57 | 285 | 1,769 |
| P | SRG Multifamily | SP-2015-0394C | EQ Rate | 18 | 53 | 48 | 32 | 966 |

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Table 3. Summary of Unadjusted Trip Generation – Domain Endeavor (Trips Used to Date)

| Lot | Site Plan | City Case Number | Trip Generation Basis | AM Peak Trips | | PM Peak Trips | | 24 Hour Daily Trips |
|------------------------------|----------------------|------------------|-----------------------|---------------|--------------|---------------|--------------|---------------------|
| | | | | Enter | Exit | Enter | Exit | |
| Q1 | Greystar Multifamily | SP-2015-0395C | EQ Rate | 15 | 43 | 40 | 26 | 794 |
| Total Trips Used | | | | 3,044 | 1,625 | 2,783 | 4,316 | 63,184 |
| Total Trips Approved | | | | 4,268 | 2,063 | 3,736 | 6,131 | 85,365 |
| Total Trips Remaining | | | | 1,224 | 438 | 953 | 1,815 | 22,181 |

The Domain Central development is proposed to consist of general office, retail, and low-rise apartments. Table 4 shows a trip generation summary for the proposed Domain Central 1 site plan (SP-2021-0441C).

Table 4. Summary of Unadjusted Trip Generation – Domain Central 1 (Proposed)

| Land Use | Size | Trip Generation Basis | AM Peak Trips | | PM Peak Trips | | 24-Hour Daily Trips |
|--|------------|--------------------------|---------------|------------|---------------|--------------|---------------------|
| | | | Enter | Exit | Enter | Exit | |
| General Office Building (710) | 477,313 SF | 11 th Ed. ITE | 565 | 77 | 103 | 505 | 4,520 |
| High-Turnover (Sit-Down) Restaurant (932) | 7,492 SF | 11 th Ed. ITE | 39 | 33 | 41 | 27 | 803 |
| Proposed Total Trips | | | 604 | 110 | 144 | 532 | 5,323 |
| Remaining Trips (Approved Minus 'Used to Date Plus Proposed') | | | 620 | 328 | 809 | 1,283 | 16,858 |

As shown in Table 4, the proposed land uses in the new Domain Central 1 site plan are expected to generate 5,323 unadjusted daily trips. Subtracting the sum of current and proposed trips from the total allowable daily trips, there are 16,858 unadjusted daily trips remaining for the Domain Endeavor development.

The Domain Central 1 site plan is the first site plan as part of the proposed Domain Central PDA amendment application. Table 5 provides a summary of the land use intensities and trip generation estimates for the PDA amendment application.

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November 2, 2022
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Table 5. Summary of Unadjusted Trip Generation – Domain Central PDA Amendment

| Land Use | Size | Trip Generation Basis | AM Peak Trips | | PM Peak Trips | | 24-Hour Daily Trips |
|---|--------------|--------------------------|---------------|------------|---------------|--------------|---------------------|
| | | | Enter | Exit | Enter | Exit | |
| Multifamily Housing (Low-Rise) (220) | 315 DU | 11 th Ed. ITE | 29 | 92 | 98 | 58 | 2,094 |
| General Office Building (710) | 1,000,000 SF | 11 th Ed. ITE | 1,067 | 146 | 191 | 932 | 8,602 |
| High-Turnover (Sit-Down) Restaurant (932) | 40,000 SF | 11 th Ed. ITE | 211 | 172 | 221 | 141 | 4,288 |
| Total Trips | | | 1,307 | 410 | 510 | 1,131 | 14,984 |

Per the Final TIA Memo, fiscal contribution for this development was required to be posted prior to 3rd Reading at City Council. This fiscal was posted on August 12, 2013, in the amount of \$591,311.17. Additionally, Table 6 below shows a summary of the status of recommended improvements identified in the TIA.

Table 6. Summary and Status of Improvements

| Intersection | Improvement | Status |
|------------------------------|--|--|
| Loop 1 and Duval/Burnet Road | Construct additional northbound left-turn lane | Not completed |
| Burnet Road and Braker Lane | Construct northbound dual left-turn lanes | In Design as part of Burnet Corridor Project |
| | Extend northbound right turn bay | Completed |
| | Construct eastbound dual left-turn lanes | In Design as part of Burnet Corridor Project |
| | Construct westbound dual left-turn lanes | In Design as part of Burnet Corridor Project |
| | Construct westbound right-turn lane | Not completed |
| | Construct southbound dual left-turn lanes | In Design as part of Burnet Corridor Project |
| Burnet Road and Gault Road | Construct westbound right-turn lane | Not completed |
| | Construct southbound right-turn lane | Not completed |
| Burnet Road and Palm Way | Construct eastbound dual left-turn lanes | Not completed |

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Table 6. Summary and Status of Improvements

| Intersection | Improvement | Status |
|--|---|---------------|
| Domain Drive/Exploration Way and Braker Lane | Extend eastbound dual left turn bays to provide 650' of storage | Completed |
| | Construct southbound dual left-turn lanes | Completed |
| | Construct southbound dual right-turn lanes | Not completed |
| | Construct westbound right-turn lane | Not completed |
| Burnet Road and Esperanza Crossing | Install traffic signal | Installed |
| | Construct additional northbound left-turn lane | Not completed |
| | Restripe eastbound approach to provide Dual Left Turn Lanes and a Shared Right and Through Lane | Not completed |

I am hereby requesting a waiver of the TIA requirement for this project, since the combined total trips for the previously approved projects and the proposed Domain Central 1 site plan will generate fewer trips than those modeled in the approved TIA.

Please feel free to contact me if you have any questions or need additional information to approve this TIA waiver request.

Sincerely,
HDR Engineering, Inc

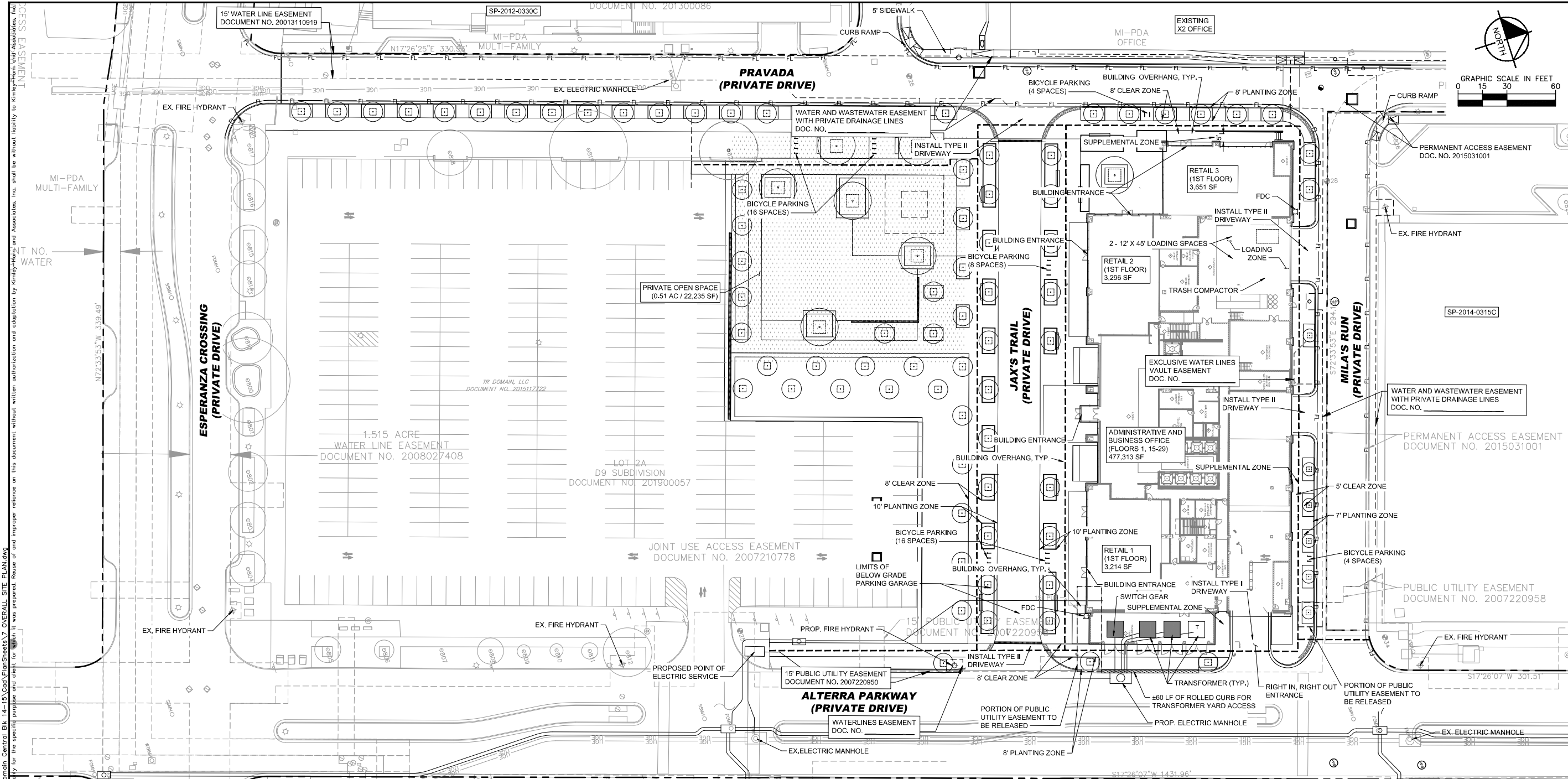


Saba Hatami, P.E., PTOE
Project Manager

CC: Allison Lehman, P.E., Kimley-Horn
Dwayne Shoppa, P.E., Kimley-Horn

Enclosures

ST



| PROPOSED PARKING SUMMARY | | | | | | |
|--------------------------|-------|-------|-------|-----|-----|-------|
| GARAGE LEVELS | 9'-0" | 8'-6" | 7'-6" | ADA | VAN | TOTAL |
| LEVEL B1 | 120 | 12 | 0 | 2 | 2 | 136 |
| LEVEL B2 | 120 | 12 | 0 | 4 | 0 | 136 |
| LEVEL B3 | 127 | 12 | 0 | 1 | 0 | 140 |
| P2 | 23 | 10 | 9 | 0 | 4 | 46 |
| P3 | 55 | 5 | 12 | 4 | 0 | 76 |
| P4 | 59 | 8 | 9 | 4 | 0 | 80 |
| P5 | 59 | 8 | 9 | 4 | 0 | 80 |
| P6 | 59 | 8 | 9 | 4 | 0 | 80 |
| P7 | 59 | 8 | 15 | 0 | 0 | 82 |
| P8 | 59 | 8 | 15 | 0 | 0 | 82 |
| P9 | 58 | 10 | 15 | 0 | 0 | 83 |
| P10 | 58 | 10 | 15 | 0 | 0 | 83 |
| P11 | 58 | 10 | 15 | 0 | 0 | 83 |
| P12 | 58 | 10 | 15 | 0 | 0 | 83 |
| P14 | 60 | 7 | 9 | 0 | 0 | 76 |
| P14.5 | 42 | 6 | 9 | 0 | 0 | 57 |
| TOTAL | 1074 | 144 | 156 | 23 | 6 | 1,403 |

19 REQUIRED ACCESSIBLE SPACES, 4 REQUIRED TO BE VAN ACCESSIBLE (23 TOTAL)
71 BICYCLE SPACES ARE REQUIRED AS % OF PROPOSED PARKING
208 BICYCLE SPACES ARE PROVIDED (48 ON SITE, 160 IN GARAGE)

| EXISTING X2 OFFICE REQUIRED PARKING | | | |
|-------------------------------------|------------------|-------|----------------|
| USE | BUILDING AREA SF | RATIO | TOTAL REQUIRED |
| OFFICE | 41,322 | 1/300 | 138 |
| TRADE SCHOOL | 51,732 | 1/300 | 172 |
| | | | 310 |

REQUIRED PARKING FOR EXISTING X2 OFFICE IS PROVIDED FROM MASTER TRACKING TABLE SHEET

| EXISTING X2 OFFICE PROPOSED PARKING | |
|--|-------|
| PARKING TYPE | TOTAL |
| REMAINING SURFACE LOT | 276 |
| PARKING GARAGE SPACES FROM SP-2012-0330C | 310 |
| | 586 |

SUBCHAPTER E NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5. AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
2. ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

| REQUIRED PARKING SUMMARY | | | |
|--------------------------|------------|---------|-----------------|
| USE | AREA (GSF) | **RATIO | REQUIRED SPACES |
| OFFICE | 477,313 | 1/500 | 955 |
| RETAIL/RESTAURANT | 7,492 | 1/325 | 24 |
| TOTAL | | | 979 |

**RETAIL/RESURANT PARKING RATIOS PER CITY OF AUSTIN ZONING ORDINANCE NO. 2007101-056, OFFICE PARKING RATIOS PER AMENDED CITY OF AUSTIN PDA AGREEMENT (ORDINANCE NO. XXXXX)

| SITE AND ZONING TABLE | | | | | | | |
|------------------------------------|----------------|--------|---------------------------------------|---------|-----------------------|---------|--------------------------|
| USE | SITE AREA (AC) | ZONING | BUILDING HEIGHT **MAX (FT) PROP. (FT) | STORIES | GROSS FLOOR AREA (SF) | FAR | BUILDING COVERAGE |
| ADMINISTRATIVE AND BUSINESS OFFICE | -- | MI-PDA | 400'-0" | 400'-0" | 29 | 477,313 | 2.9:1 |
| GENERAL RETAIL | -- | MI-PDA | 400'-0" | 400'-0" | 10,161 | 470,325 | N/A |
| PARKING GARAGE | 3.98 | MI-PDA | | | 957,799 | | 34,220 SF / 20.3% |
| | | | | | | | VARIES REF. GRADING PLAN |

** MAXIMUMS ALLOWED PER AMENDED CITY OF AUSTIN PDA AGREEMENT (ORDINANCE NO. XXXXX)

| LOT G SURFACE PARKING TRACKING TABLE | | |
|--------------------------------------|--|------|
| TOTAL SPACES | | 535 |
| SPACES REMOVED UNDER SP-2021-0441C | | -259 |
| SPACES REMAINING | | 276 |

NOTES:

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 18, 2015. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE-TOW-AWAY ZONE". IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
5. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN INCLUDING 5 FEET ABOVE THE PARKING SPACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117.1-1986-4.6.2.
6. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
7. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL RADI TO BE 3' UNLESS OTHERWISE NOTED.
10. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
11. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
12. ACCESSIBLE ROUTES MUST HAVE A GROSS-SLOPE NO GREATER THAN 1:50.
13. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
14. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
15. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-01).
16. ADEQUATE BARRIERS SHALL BE PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
17. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. (IBC CODE 1905.2)
18. ALL FDCs TO BE TWO 2 1/2" SIMPLEX CONNECTIONS.
19. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
20. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY." LDC 25-6-4.7.
21. THIS SITE COMPLIES WITH SUBCHAPTER MEASURE TO IMPROVE CONNECTIVITY, TABLE 2.3.1 (TABLE B) BY THE FOLLOWING OPTIONS:
 - 23.1. AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
 - 23.2. PROVIDE SHADED SIDEWALKS ALONG 100% OF ALL PUBLICLY VISIBLE BUILDING FACADES.

LEGEND

| | |
|-----|---------------------------------------|
| --- | PROPERTY LINE |
| --- | PROPOSED WASTEWATER LINE |
| --- | PROPOSED WATER LINE |
| --- | PROPOSED WASTEWATER MANHOLE |
| --- | PROPOSED WASTEWATER CLEANOUT |
| --- | PROPOSED FIRE HYDRANT |
| --- | PROPOSED TAPPING SLEEVE & VALVE |
| --- | EXISTING OVERHEAD POWER LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING WASTEWATER LINE |
| --- | EXISTING STORM SEWER LINE |
| --- | EXISTING POWER POLE |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER METER |
| --- | EXISTING WASTEWATER MANHOLE |
| --- | ADA ROUTE |
| --- | EXISTING UNDERGROUND ELECTRIC CONDUIT |

BENCHMARKS

TBM 25: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE RAMP ON WEST SIDE OF ALTERRA PARKWAY, ON THE NORTH SIDE OF PARKING LOT DRIVEWAY ENTRANCE, ±87' SOUTHWEST OF WASTEWATER MANHOLE. ELEV=773.42' (AS SHOWN)
TBM 26: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE SIDEWALK ON NORTH SIDE OF PRIVATE DRIVE ON WEST SIDE OF PARKING LOT. ELEV=772.01' (AS SHOWN)
TBM 28: PK NAIL WITH "STANTEC" WASHER SET IN CURB LINE DRIVEWAY ON SOUTH SIDE OF PRIVATE DRIVEWAY, ±44' SOUTHWEST OF PARKING GARAGE CORNER. ELEV=765.85' (AS SHOWN)
TBM 34: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE RAMP ON WEST SIDE OF ALTERRA PARKWAY, ON THE NORTH SIDE OF PARKING LOT DRIVEWAY ENTRANCE, ±19' SOUTHWEST OF ELECTRIC MANHOLE. ELEV=767.22' (AS SHOWN)

SITE PLAN APPROVAL SHEET ___ OF 55
FILE NUMBER: SP-2021-0441C APPLICATION DATE: 12-01-2021
APPROVED BY COMMISSION ON: UNDER SECTION 112 (OR 142) OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (S-S-L-D-C): CASE MANAGER: ROSEMARY AVILA
PROJECT EXPIRATION DATE (ORD.#970905-A): DWP# ___ D02
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING MI-PDA
Rev. 1: Correction 1
Rev. 2: Correction 2
Rev. 3: Correction 3
Final plot must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
PHONE: 512-418-1771 FAX: 512-418-1791
TEXAS REGISTERED ENGINEERING FIRM F-928

6/27/2022

KHA PROJECT 069281501
DATE MAY 2022
SCALE: AS SHOWN
DESIGNED BY: ARL
DRAWN BY: KHA
CHECKED BY: DS

DOMAIN CENTRAL 1

11420 ALTERRA PKVY
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

OVERALL SITE PLAN

SHEET NUMBER 15 OF 62

SP-2021-0441C



Plotted By: Cheryl, John Date: September 07, 2022 05:35:22pm File Path: K:\SAU_Civil\069281501 Domain Central Blk 14-15\Coat\Exhibits\TIA Compliance Exhibit\20220725 Master TIA exhibit.dwg
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5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100

AUSTIN, TEXAS 78735

PHONE: 512-418-1771 FAX: 512-418-1791

TEXAS REGISTERED ENGINEERING FIRM F-928

MASTER TIA EXHIBIT

CITY OF AUSTIN

TRAVIS COUNTY, TEXAS

| |
|--------------|
| DATE |
| SEP. 2022 |
| SHEET NUMBER |
| 1 OF 1 |

| BUILDING SUMMARY | | | | | | | | | | | | | | 15-Sep-16 | | |
|------------------|--------------------------------------|-------------|-----------|-----------------|----------------|----------------------------|-----------------|--------|-------|-------------------|-----------|--------|-------|------------------|-----------|---------|
| LOT | LAND USE | LOT ACREAGE | | BLOCK AND LOT * | CURRENT STATUS | CITY OF AUSTIN CASE NUMBER | BUILDING HEIGHT | | UNITS | BUILDING COVERAGE | | | FAR | GROSS FLOOR AREA | | |
| | | (ACRES) | (SF) | | | | (FLOORS) | (FT) | | (ACRES) | (SF) | (%) | | (ACRES) | (SF) | (%) |
| N/A | SEE EXISTING BUILDING TABLE DETAILS | -- | -- | -- | | | -- | -- | -- | 6.262 | 272,751 | -- | -- | 6.262 | 272,751 | -- |
| A | WHOLE FOODS RETAIL/OFFICE/GARAGE | 4.92 | 214315.2 | 14 | PERMITTED | SP-2010-0343C | 1 | 32 | -- | 1.283 | 55,900 | 26.08% | 0.299 | 1.471 | 64,077 | 29.90% |
| D10 | OFFICE/GARAGE | 4.45 | 193842 | 14 | PERMITTED | SP-2017-0281C | 15 | 224 | | 1.425 | 62,092 | 32.03% | 1.480 | 6.732 | 293,225 | 151.27% |
| D9 | OFFICE/GARAGE | 2.54 | 110642.4 | 14 | PERMITTED | SP-2017-0221C | 18 | 219 | | 1.370 | 59,671 | 53.93% | 3.055 | 7.759 | 337,979 | 305.47% |
| C1 | RETAIL/GEN. REST./RESIDENTIAL/GARAGE | 5.068 | 220762.08 | 14 | PERMITTED | SP-2008-0609C | 5 | 65 | 218 | 2.017 | 87,855 | 39.80% | 1.930 | 9.783 | 426,152 | 193.04% |
| C2 | RETAIL/OFFICE/GARAGE | 3.186 | 138782.16 | 14 | PERMITTED | SP-2008-0566C | 5 | 75.25 | -- | 2.170 | 94,520 | 68.11% | 2.850 | 9.079 | 395,481 | 284.97% |
| D11 | RETAIL/OFFICE/GARAGE | 3.031 | 132030.36 | 14 | PERMITTED | SP-2016-0289C | 16 | 236 | -- | 1.836 | 79,972 | 60.57% | 2.477 | 7.508 | 327,043 | 247.70% |
| D12 | OFFICE/GARAGE | 3.27 | 142441.2 | 15 | PERMITTED | SP-2016-0384C | 17 | 253 | -- | 1.373 | 59,809 | 41.99% | 2.284 | 7.468 | 325,297 | 228.37% |
| D (BLOCK) | RETAIL/GARAGE | 6.664 | 290283.84 | 14 | PERMITTED | SP-2014-0315C | 2 | | -- | 3.821 | 166,427 | 57.33% | 0.498 | 3.319 | 144,593 | 49.81% |
| E | OFFICE/GARAGE | 3.712 | 161694.72 | 14 | PERMITTED | SP-2014-0381C | 12 | 190.83 | | 1.952 | 85,017 | 52.58% | 1.857 | 6.893 | 300,257 | 185.69% |
| F | OFFICE/GARAGE | 4.256 | 185391.36 | 14 | PERMITTED | SP-06-0691C | 5 | 86.5 | -- | 3.023 | 131,682 | 71.03% | 0.977 | 4.157 | 181,087 | 97.68% |
| F1 | OFFICE/GARAGE | 4.211 | 183431.16 | 15 | PERMITTED | SP-2012-0206C | 6 | 93 | -- | 2.069 | 90,106 | 49.12% | 1.246 | 5.246 | 228,501 | 124.57% |
| G1 | OFFICE/RETAIL/RESTAURANT | 3.98 | 173,369 | 14 | PERMITTED | SP-2021-0441C | 29 | 400 | -- | 0.780 | 34,220 | 19.60% | 2.710 | 10.786 | 469,821 | 271.00% |
| G2 | | 1.696 | 73877.76 | 14 | PLANNING | -- | | | | | | | | | | |
| H&T | RESIDENTIAL | 4.679 | 203817.24 | 12 | PERMITTED | SP-2011-0057C | 4 | 60 | 315 | 1.858 | 80,947 | 39.72% | 1.546 | 7.236 | 315,202 | 154.65% |
| J | OFFICE/PARKING LOT | 4.663 | 203120.28 | 1,7 | PERMITTED | SP-2014-0198C | 3 | 44 | - | 0.529 | 23,022 | 11.33% | 0.377 | 1.756 | 76,480 | 37.65% |
| K | RESIDENTIAL | 4.751 | 206953.56 | 1,7 | PERMITTED | SP-2013-329C | 4 | 60 | 316 | 3.279 | 142,843 | 69.02% | 1.492 | 7.088 | 308,744 | 149.19% |
| L | RESIDENTIAL | 2.108 | 91824.48 | 1,6 | IN REVIEW | SP-2017-0194C | 7 | 76 | 182 | 1.363 | 59,372 | 64.66% | 2.573 | 5.423 | 236,243 | 257.28% |
| M | RESIDENTIAL | 3.476 | 151414.56 | 1 | PERMITTED | SP-2015-0443C | 5 | 60 | 260 | 1.737 | 75,646 | 49.96% | 1.651 | 5.739 | 249,975 | 165.09% |
| N | RESIDENTIAL | 3.859 | 168098.04 | 7 | PERMITTED | SP-2015-0394C | 5 | 60 | 328 | 2.105 | 91,678 | 54.54% | 1.549 | 5.978 | 260,411 | 154.92% |
| P | RESIDENTIAL | 3.767 | 164090.52 | 7 | PERMITTED | SP-2015-0395C | 11 | 135.67 | 230* | 1.208 | 52,635 | 32.07% | 1.730 | 6.529 | 284,400 | 173.32% |
| Q1 | RESIDENTIAL | 2.13 | 92782.8 | 7 | PERMITTED | SP-2015-0581C | 5 | 66 | 189 | 1.562 | 68,062 | 73.33% | 2.667 | 5.680 | 247,418 | 266.66% |
| Q2 | RECREATION CENTER | 1.55 | 67518 | 1,7 | | | | | -- | | | | | | | |
| R | CHILL WATER FACILITY / SUBSTATION | 4.87 | 212137.2 | 1 | EXISTING | -- | 1 | 30 | -- | 1.001 | 43,583 | 20.54% | 0.221 | 1.078 | 46,943 | 22.13% |
| S | RESIDENTIAL/GARAGE | 2.894 | 126062.64 | 2 | PERMITTED | SP-2011-0293C | 6 | 82 | 279 | 2.216 | 96,519 | 76.56% | 2.495 | 7.222 | 314,584 | 249.55% |
| U | RESIDENTIAL/RESTAURANT | 3.385 | 147450.6 | 1 | PERMITTED | SP-2012-0330C | 4 | 94.5 | 211 | | | | | 5.489 | 239,095 | 162.15% |
| V (BLOCK) | RESIDENTIAL/RESTAURANT | 3.407 | 148408.92 | 14 | PERMITTED | SP-2011-0176C | 4 | 82.5 | 228 | 1.514 | 65,969 | 44.45% | 1.736 | 5.915 | 257,648 | 173.61% |
| W1 (BLOCK) | EXISTING OFFICE BUILDING | 4.128 | 179815.68 | 14 | EXISTING | -- | 2 | 36 | -- | 2.252 | 98,076 | 54.54% | 0.999 | 4.125 | 179,697 | 99.93% |
| W2 (BLOCK) | RETAIL/RESIDENTIAL/GARAGE | 4.709 | 205124.04 | 14 | PERMITTED | SP-2008-0314C | 5 | 76.3 | 79 | 2.916 | 127,021 | 61.92% | 2.244 | 10.567 | 460,281 | 224.39% |
| X1 (BLOCK) | RETAIL/RESTAURANT | 1.428 | 62203.68 | 14 | PERMITTED | SP-2009-0040C | 2 | 36 | -- | 0.819 | 35,679 | 57.36% | 0.681 | 0.972 | 42,339 | 68.07% |
| X2 (BLOCK) | EXIST. CULINARY ACADEMY & OFFICE | 5.401 | 235,268 | 14 | EXISTING | -- | 1 | 30 | -- | 3.378 | 147,139 | 62.54% | 0.624 | 3.370 | 146,804 | 62.40% |
| VALENCIA | RETAIL | 0.679 | 29577.24 | 14 | PERMITTED | SP-2009-0040C | 2 | 20 | -- | 0.417 | 18,168 | 61.43% | 0.614 | 0.417 | 18,168 | 61.43% |
| Y | RETAIL/GEN. RESTAURANT | 3.81 | 165963.6 | 14 | PERMITTED | SP-2008-0401C.R2 | 4 | 68.75 | -- | 1.527 | 66,514 | 40.08% | 0.648 | 2.469 | 107,533 | 64.79% |
| Z | RETAIL/OFFICE/RESIDENTIAL/GARAGE | 8.73 | 380278.8 | 14 | PERMITTED | SP-2012-0355C | 6 | 82.83 | 252 | 5.306 | 231,138 | 60.78% | 3.228 | 28.180 | 1,227,537 | 322.80% |
| Z4 | OFFICE | 0.58 | 25264.8 | 15 | PERMITTED | SP-2019-0145CT | 4 | 82 | -- | 0.383 | 16,688 | 66.05% | 1.947 | 1.129 | 49,184 | 194.67% |
| ALOFT | HOTEL/RETAIL/COCKTAIL LOUNGE | 1.049 | 45694.44 | 10 | PERMITTED | SP-07-0576.CT | 6 | 80.25 | 140* | 0.510 | 22,216 | 48.62% | 1.888 | 1.980 | 86,249 | 188.75% |
| X3 (BLOCK) | HOTEL/RETAIL/REST. | 1.356 | 59,067 | 14 | PERMITTED | SP-2009-0040C | 8 | 125 | 171* | 0.688 | 29,952 | 50.71% | 2.725 | 3.696 | 160,979 | 272.53% |
| PARK *** | OPEN SPACE | 8.05 | 350658 | 14 | PERMITTED | SP-2011-0206C | 1 | 16 | -- | 0.100 | 4,374 | 1.25% | 0.002 | 0.017 | 749 | 0.21% |
| PAD SITE 2 | BANK/FINANCIAL SERVICES (LOT 1-B) | 1.501 | 65370.492 | 3 | PERMITTED | SP-2012-0010C | 1 | 28 | -- | 0.136 | 5,908 | 9.04% | 0.062 | 0.094 | 4,077 | 6.24% |
| PAD SITE 3 | ELEMENTS HOTEL (LOT 1-C) | 1.499 | 65296.44 | 4 | PLANNING | SP-2016-0430C | | | 155* | 0.3928604 | 17,113 | 26.21% | 1.572 | 2.357 | 102,678 | 157.24% |
| | | 173.160 | 7,542,850 | | | | | Total | 2,999 | 66.575 | 2,900,284 | 38.45% | 1.218 | 210.966 | 9,189,682 | 121.83% |
| | | | | | | | | | 6,000 | | | | | | | |

*1. AMENDED PLAT OF LOTS 2-A1 AND 2-A4, BLOCK "A", RESUBDIVISION OF LOT 2-
BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVIS
LOT 2-A1, DOC. NO. 200800180

*2. RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION
BLOCK "A" LOT 2-B, DOC. NO. 200700203

*3. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1-
DOC. NO. 200600294

*4. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1-
DOC. NO. 200600294

*5. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1-
DOC. NO. 200600294

*6. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1-
DOC. NO. 200600294

*7. MULTEK SUBDIVISION, BLOCK "A" LOT 3, DOC. NO. 200400090

*8. RESUBDIVISION OF LOT 2-A, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A"
DOMAIN SECTION 2 SUBDIVISION, BLOCK "A" LOT 2-A2, DOC. NO. 200700336

*9. RESUBDIVISION OF LOT 2-A, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A"
DOMAIN SECTION 2 SUBDIVISION, BLOCK "A" LOT 2-A3, DOC. NO. 200700336

*10. AMENDED PLAT OF LOTS 2-A1 AND 2-A4, BLOCK "A", RESUBDIVISION OF LOT 2-A,
BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION,
LOT 2-A4, DOC. NO. 200800180

*11. RREEF DOMAIN-MULTEK PARKING RESUBDIVISION,
BLOCK "A" LOT 2-A1-B, DOC NO. 200800178

*12. RREEF DOMAIN BLOCK T AND H SUBDIVISION. LOT 2 BLOCK "A", DOC. NO. 200800272

*13. RREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION, DOC. NO. 201100129

*14. RREEF DOMAIN BLOCK V SUBDIVISION, DOC NO. 201100200

*15. AMENDED PLAT OF LOTS 2A & 4A OF RREEF DOMAIN BLOCK V SUBDIVISION,
DOC. NO. _____

TOTAL BUILDING COVERAGE =66.575 AC38.45%

TOTAL GROSS FLOOR AREA =210.97 AC121.83%

TOTAL FAR =1.22 :1

| PROPOSED PARKING SUMMARY TABLE | | | | | | | | | | | | | | | | |
|--------------------------------|--------------------------------------|----------------------|---------------------|-------------------|----------------|--------------|-------|-------|------------------|--------|-------------|----------|------------------|---------|--------|-------|
| LOT | LAND USE | BUILDING USE SUMMARY | | | | | | | REQUIRED PARKING | | | | PROPOSED PARKING | | | |
| | | RETAIL SPACE | RESTAURANT SPACE | | | OFFICE SPACE | RES. | HOTEL | RETAIL/ REST. | OFFICE | RES./ HOTEL | TOTAL ** | STRUCTURE | SURFACE | STREET | TOTAL |
| | | GSF | SHOPPING CENTER GSF | HIGH TURNOVER GSF | PATIO AREA GSF | GSF | UNITS | UNITS | 1/325 | 1/400 | ARIES/UNIT | REQUIRED | | | | |
| A | WHOLE FOODS RETAIL/OFFICE/GARAGE | 55,900 | | | | | | | 172 | 0 | | 172 | 117 | 206 | | 323 |
| B | POND | | | | | | | | | 0 | | | | | | 0 |
| D10 | OFFICE/GARAGE | | | | | 293,225 | | | | 734 | | | 1,145 | | | 1,145 |
| D9 | OFFICE/GARAGE | | | | | 337,979 | | | | 845 | | | 1,234 | | | 1,234 |
| C1 | RETAIL/GEN. REST./RESIDENTIAL/GARAGE | 51,102 | | | | | 218 | | 158 | | 243 | 401 | 554 | 67 | | 621 |
| C2 | RETAIL/OFFICE/GARAGE | 27,937 | 10,704 | | | 125,658 | | | 119 | 314 | | 433 | 692 | | | 692 |
| D11 | RETAIL/OFFICE/GARAGE | 8,102 | | | | 327,043 | | | 25 | 818 | | 843 | 1,474 | | | 1,474 |
| D12 | OFFICE/GARAGE | | | | | 325,297 | | | | 813 | | 813 | 1,196 | | | 1,196 |
| D | RETAIL/GARAGE | 144,593 | | | | | | | 445 | | | 445 | 980 | 32 | | 1,012 |
| E | OFFICE/GARAGE | | | | | 300,257 | | | 0 | 751 | | 751 | 1,077 | | | 1,077 |
| F | OFFICE/GARAGE | | | | | 181,087 | | | 0 | 453 | | 453 | 535 | 22 | | 557 |
| F1 | OFFICE/GARAGE | | | | | 228,501 | | | 0 | 572 | | 572 | 840 | | | 840 |
| G | OFFICE/RETAIL/RESTAURANT | | 7,492 | 0 | | 477,313 | 0 | | 24 | 955 | | 979 | 1,206 | | | 1,206 |
| H&T | RESIDENTIAL | | | | | | 315 | | | | 355 | 355 | 402 | 2 | | 404 |
| J | OFFICE/PARKING LOT | | | | | 76,480 | | | | 192 | | 192 | | 277 | | 277 |
| K | RESIDENTIAL | | | | | | 316 | | | | 345 | 345 | 394 | | 30 | 424 |
| L | RESIDENTIAL | | | | | | 182 | | | | 201 | 201 | 268 | | | 268 |
| M | RESIDENTIAL | | | | | | 260 | | | | 286 | 286 | 371 | | 23 | 394 |
| N | RESIDENTIAL | | | | | | 328 | | | | 360 | 360 | 420 | | 17 | 437 |
| P | RESIDENTIAL | | | | | | 230 | | | | 361 | 361 | | | | 0 |
| Q1 | RESIDENTIAL | | | | | | 189 | | | | 216 | 216 | 240 | | 7 | 247 |
| Q2 | RECREATION CENTER | | | | | | | | | | | | | | | |
| R | CHILL WATER FACILITY / SUBSTATION | | | | | | | | | | | | | | | |
| S | RESIDENTIAL/GARAGE | | | | | | 279 | | | | 279 | 279 | 403 | 13 | | 416 |
| U | RESIDENTIAL/RESTAURANT | | 14,889 | | | | 211 | | 46 | | 241 | 287 | 741 | | | 741 |
| V | RESIDENTIAL/RESTAURANT | | 14,472 | | | | 228 | | 45 | | 258 | 303 | 503 | | | 503 |
| W1**** | EXISTING OFFICE BUILDING | | | | | | | | | | | | | | | |
| W2 | RETAIL/RESIDENTIAL/GARAGE | 42,104 | 51,821 | 6,000 | | | 79 | | 308 | | 315 | 623 | 809 | 12 | | 821 |
| X3, Valencia | RETAIL/HOTEL/REST. | 31,358 | 2,016 | | | | 0 | 171 | 103 | | 86 | 189 | | 11 | | 11 |
| X1 | RETAIL/RESTAURANT | 15,420 | 29,177 | | | 5,565 | 0 | 0 | 138 | 14 | 0 | 152 | | 0 | | 0 |
| Y | RETAIL/GEN. RESTAURANT | 71,658 | | 35,875 | | | | | 331 | | | 331 | | | | 0 |
| Z | RETAIL/OFFICE/RESIDENTIAL/GARAGE | 108,650 | | 11,500 | | 119,193 | 252 | | 370 | 298 | 286 | 954 | 1,941 | | 5 | 1,946 |
| Z4 | OFFICE | | | | | 49,184 | | | | 123 | | 123 | | | | 0 |
| ALOFT | HOTEL/RETAIL/COCKTAIL LOUNGE | 2,279 | 7,959 | | | | | 140 | 32 | 0 | 70 | 102 | | 211 | | 211 |
| PAD SITE 2 | BANK/FINANCIAL SERVICES (LOT 1-B) | 4,077 | | | | | | | 13 | | | 13 | | 34 | | 34 |
| PAD SITE 3 | ELEMENTS HOTEL (LOT 1-C) | | | | | | | 155 | 0 | | 171 | 171 | 188 | | | 188 |
| PARK | PARK | | | | | | | | | | | | | | | |
| ALLEY A | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| ALLEY B | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| PRAVADA | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| CHERRY SAGE | PRIVATE DRIVEWAY | | | | | | | | | | | 0 | | | | 0 |
| DRIVE E-F | PRIVATE DRIVEWAYS | | | | | | | | | | | | | | | |
| DRIVE K-J | PRIVATE DRIVEWAYS | | | | | | | | | | | | | | | |
| DRIVE M-N | PRIVATE DRIVEWAYS | | | | | | | | | | | | | | | |
| DRIVE P-N | PRIVATE DRIVEWAYS | | | | | | | | | | | | | | | |
| DRIVE Q1 | PRIVATE DRIVEWAYS | | | | | | | | | | | | | | | |
| DOMAIN BOULEVARD | PRIVATE DRIVEWAYS | | | | | | | | | | | 0 | | | 46 | 46 |
| DOMAIN DRIVE | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| ALTERRA PARKWAY N | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| ALTERRA PARKWAY EXT | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| ALTERRA PARKWAY S | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| ESPERANZA DRIVE | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| KRAMER LANE | PRIVATE DRIVEWAY | | | | | | | | | | | | | | | |
| PALM WAY | PRIVATE DRIVEWAY | | | | | | | | | | | 0 | | | 58 | 58 |
| ROCK ROSE | PRIVATE DRIVEWAY | | | | | | | | | | | 0 | | | 88 | 88 |
| OPEN SPACE C | HOTEL PARKING*** | | | | | | | | | | | 133 | | 133 | | 133 |
| TOTAL | | | | | | | 3,087 | 466 | | | | | 12,881 | | | |

* DUE TO THE UNKNOWN APARTMENT/HOTEL SIZES PROPOSED ON THE DOMAIN, AN AVERAGE SIZE WAS ASSUMED TO BE 2 BEDROOMS AND REQUIRE 1.5 SPACES/APT AND .5 SPACES/HOTEL UNIT

** SEE SITE DEVELOPMENT PERMIT PLANS FOR DETAILED PARKING DATA FOR EACH PROJECT.

***PARKING FOR WESTIN HOTEL, SP-07-0669C, PER UNIFIED DEVELOPMENT AGREEMENT # 2008160469

****PARKING FOR THE EXISTING BUILDINGS 2 & 5 ON BLOCKS W1 & X2 ARE ACCOUNTED FOR IN THE EXISTING BUILDINGS PARKING SUMMARY & ALOFT

TRAFFIC IMPACT ANALYSIS TRACKING

| Lot | Project | City Case No. | Proposed Trips (24 Hour Two Way Volume) | | | | | | | | 15-Jun-22 | | | | |
|--------------|-----------------------------------|------------------|---|-----------------|----------------|-------|--------------------------|--------------|-----------|------------------|--------------------|------|--------------------|------|----------------------|
| | | | General Office | Shopping Center | High-Rise Apts | Hotel | High-Turnover Restaurant | Super-market | Utilities | General Office** | AM Peak Trips Used | | PM Peak Trips Used | | Number of Trips Used |
| | | | | | | | | | | | Enter | Exit | Enter | Exit | |
| F | Domain 6 Office | SP-06-0691C | 1,067 | 0 | 0 | 0 | 0 | | | | 147 | 20 | 34 | 172 | 1,067 |
| ALOFT | Aloft Hotel | SP-07-0576.CT | 0 | 311 | 0 | 1,249 | 0 | | | | 58 | 42 | 62 | 66 | 1,559 |
| W2 | Domain Block W2 | SP-2008-0314C | 0 | 2,849 | 332 | 0 | 763 | | | | 78 | 74 | 185 | 177 | 3,943 |
| Y | Domain Block Y | SP-2008-0401C.R2 | 0 | 2,173 | 0 | 0 | 4,562 | | | | 242 | 216 | 337 | 260 | 6,735 |
| Z | Domain Block Z | SP-2012-0355C | 702 | 3,295 | 1,058 | 0 | 1,462 | | | | 227 | 161 | 301 | 359 | 6,518 |
| Z4 | Domain Z4 Office | SP-2019-0145CT | 533 | 0 | 0 | 0 | 0 | | | | 63 | 10 | 9 | 49 | 533 |
| D10 | Domain 10 Office | SP-2017-0281C | 1,727 | 0 | 0 | 0 | 0 | | | | 238 | 32 | 56 | 279 | 1,727 |
| D9 | Domain 9 Office | SP-2017-0221C | 1,991 | 0 | 0 | 0 | 0 | | | | 274 | 37 | 64 | 321 | 1,991 |
| C1 | Domain Block C1 | SP-2008-0609C | 0 | 1,550 | 916 | 0 | 0 | | | | 37 | 62 | 116 | 107 | 2,466 |
| C2 | Domain 1 Office | SP-2008-0566C | 740 | 1,172 | 0 | 0 | 0 | | | | 116 | 23 | 77 | 177 | 1,912 |
| D11 | Domain 11 Office | SP-2016-0289C | 1,926 | 246 | 0 | 0 | 0 | | | | 268 | 38 | 73 | 323 | 2,172 |
| D12 | Domain 12 Office | SP-2016-0384C | 1,916 | 0 | 0 | 0 | 0 | | | | 263 | 36 | 62 | 309 | 1,916 |
| X1 | Domain Block X1 and X3 | SP-2009-0040C | 33 | 1,353 | 0 | 0 | 0 | | | | 21 | 11 | 62 | 72 | 1,385 |
| X3, Valencia | Domain Block X1 and X3 | SP-2009-0040C | 0 | 1,012 | 0 | 1,525 | 0 | | | | 79 | 56 | 104 | 111 | 2,538 |
| A | Whole Foods Market | SP-2010-0343C | 0 | 0 | 0 | 0 | 0 | 5,715 | | | 111 | 71 | 296 | 284 | 5,715 |
| H&T | Domain 3 Multifamily | SP-2011-0057C | 0 | 0 | 1,323 | 0 | 0 | | | | 25 | 72 | 66 | 44 | 1,323 |
| G | Domain Central 1 | SP-2021-0441C | 4,520 | 0 | 0 | 0 | 803 | | | | 604 | 110 | 144 | 532 | 5,323 |
| U | Domain 5 Multifamily | SP-2012-0330C | 0 | 452 | 886 | 0 | 0 | | | | 23 | 52 | 65 | 52 | 1,338 |
| V | Domain 4 Multifamily | SP-2011-0176C | 0 | 439 | 958 | 0 | 0 | | | | 24 | 56 | 68 | 53 | 1,397 |
| S | Streetlights Multifamily (Novare) | SP-2011-0293C | 0 | 0 | 1,172 | 0 | 0 | | | | 22 | 64 | 59 | 39 | 1,172 |
| PAD SITE 2 | RBFCU Branch Office | SP-2012-0010C | 0 | 124 | 0 | 0 | 0 | | | | 2 | 1 | 6 | 6 | 124 |
| PAD SITE 3 | Elements Hotel | SP-2016-0430C | 0 | 0 | 0 | 1,383 | 0 | | | | 60 | 43 | 53 | 56 | 1,383 |
| F1 | Domain 7 Office | SP-2012-0206C | 1,346 | 0 | 0 | 0 | 0 | | | | 185 | 25 | 43 | 217 | 1,346 |
| K | Domain Block K Multifamily | SP-2013-0329C | 0 | 0 | 1,327 | 0 | 0 | | | | 25 | 73 | 66 | 44 | 1,327 |
| L | Domain Block L Multifamily | SP-2017-0194C | 0 | 0 | 764 | 0 | 0 | | | | 15 | 42 | 38 | 25 | 764 |
| N | Domain Block N Multifamily | SP-2013-0329C | 0 | 0 | 1,378 | 0 | 0 | | | | 26 | 75 | 69 | 46 | 1,378 |
| M | Domain Block M Multifamily | SP-2013-0329C | 0 | 0 | 1,092 | 0 | 0 | | | | 21 | 60 | 55 | 36 | 1,092 |
| J | Domain 5 Office | SP-2014-0198C | 450 | 0 | 0 | 0 | 0 | | | | 62 | 8 | 15 | 73 | 450 |
| D | Domain Block D - Nordstrom | SP-2014-0315C | 0 | 4,386 | 0 | 0 | 0 | | | | 55 | 35 | 198 | 215 | 4,386 |
| E | Domain 8 Office | SP-2014-0381C | 1,769 | 0 | 0 | 0 | 0 | | | | 243 | 33 | 57 | 285 | 1,769 |
| P | SRG Multifamily | SP-2015-0395C | 0 | 0 | 966 | 0 | 0 | | | | 18 | 53 | 48 | 32 | 966 |
| Q1 | Greystar Multifamily | SP-2015-0581C | 0 | 0 | 794 | 0 | 0 | | | | 15 | 43 | 40 | 26 | 794 |

*Allowable trips based on The Domain Traffic Impact Analysis prepared by WHM Transportation Engineering on December 20, 2006.

** Expansion of existing office building

| | | | | | |
|-----------------------|-------|-------|-------|-------|--------|
| Total Trips Used | 3,648 | 1,735 | 2,927 | 4,848 | 68,507 |
| Total Trips Allowed* | 4,268 | 2,063 | 3,736 | 6,131 | 85,365 |
| Total Trips Remaining | 620 | 328 | 809 | 1,283 | 16,858 |