



TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name: Austin Oaks Date: April 21, 2014
Location: SW Corner of Mopac (Loop 1) and Spicewood Springs Rd.
Owner's Agent: Bury, Inc. Phone: 512-328-0011
(Bobak J. Tehrany, P.E.)

- 1. Intersections.** Level of Service calculations for a.m. and p.m. peak hours must be performed for the following intersections, showing (a) existing traffic conditions and (b) projected traffic conditions for each phase, identifying site, non-site, and total traffic:

Note: New traffic counts are required for all intersections. Existing signal timings will be used for the intersection analyses in order to maintain adequate traffic progression, unless alternative timing proposals are approved by the Austin Transportation Department.

- a. Far West Boulevard and Hart Lane
- b. Far West Boulevard and Wood Hollow Drive
- c. Far West Boulevard and Mopac/Loop 1 (2 intersections)
- d. Greystone Drive and Hart Lane
- e. Greystone Drive and Wood Hollow Drive
- f. Greystone Drive and Mopac/Loop 1 SFR
- g. Executive Center Drive and Hart Lane
- h. Executive Center Drive and Wood Hollow Drive
- i. Executive Center Drive and Mopac/Loop 1 SFR
- j. Spicewood Springs Road and Hart Lane
- k. Spicewood Springs Road and Wood Hollow Drive
- l. Spicewood Springs Road and Mopac/Loop 1 (2 intersections)
- m. All site driveways

24-hour bi-directional tube counts shall be performed at the following intersections:

- a. Hart Lane between Far West Blvd. and Greystone Drive
- b. Hart Lane between Greystone Drive and Executive Center Drive
- c. Wood Hollow Drive between Far West Blvd. and Greystone Drive
- d. Wood Hollow Drive between Greystone Drive and Executive Center Drive
- e. Greystone Drive between Hart Lane and Wood Hollow Drive
- f. Greystone Drive between Wood Hollow Drive and Mopac/Loop 1 SFR

- 2. 2030 Planning Level Analysis.** A planning level analysis will be performed to document Level of Service calculations for 2030 a.m. and p.m. peak hours assuming traffic forecasts from CAMPO for the following intersections assuming CAMPO roadway geometric conditions:

N/A

- 3. Roadways.** A capacity analysis must be performed for the following roadway segments.

N/A

4. Neighborhood Impacts. Neighborhood impacts must be evaluated for the following street segments, based upon the desirable operation levels described in Sec. 25-6-114 of the Land Development Code:

- a. Hart Lane between Far West Blvd. and Greystone Drive
- b. Hart Lane between Greystone Drive and Executive Center Drive
- c. Wood Hollow Drive between Far West Blvd. and Greystone Drive
- d. Wood Hollow Drive between Greystone Drive and Executive Center Drive
- e. Greystone Drive between Hart Lane and Wood Hollow Drive
- f. Greystone Drive between Wood Hollow Drive and Mopac/Loop 1 SFR

5. Data Assumptions. The following assumptions must be included in the analysis. Any change in these assumptions must be approved by the transportation planner prior to submittal of the TIA.

a. Background Traffic

Average annual growth rate to be determined from TxDOT ADT maps and previous intersection and roadway counts: A 2.0% growth rate may be applied.

Other Projects to be Included:

C8-2013-0053.OA	Northwest Skyline
SP-2013-0058CT	Austin Oaks Restaurant

b. Internal trips

To be assumed for all land uses during the a.m. and p.m. peak hour periods based on ITE Trip Generation, 9th edition. The following internal capture rates may be assumed.

A 5.0% internal capture reduction will be applied to account for the interaction of the mixed land uses within this redevelopment project.

c. Pass-by Trips

To be assumed for all land uses during the a.m. and p.m. peak hour periods based upon data provided in ITE Trip Generation, 9th edition. The following pass-by reductions may be assumed.

Land Use	A.M. Peak Hour	P.M. Peak Hour
High-Turnover (Sit-Down) Restaurant	0%	43%
Shopping Center	0%	34%

d. Traffic Distribution

To be determined based on existing and historical distribution data.

Direction/Roadway	Site Traffic Distribution
West Spicewood Springs Rd.	20%
East Anderson Lane	20%
North Mopac/Loop 1	25%
South Mopac/Loop 1	25%
South Hart Lane	5%
South Wood Hollow Drive	5%
TOTAL	100%

e. Transit Trips

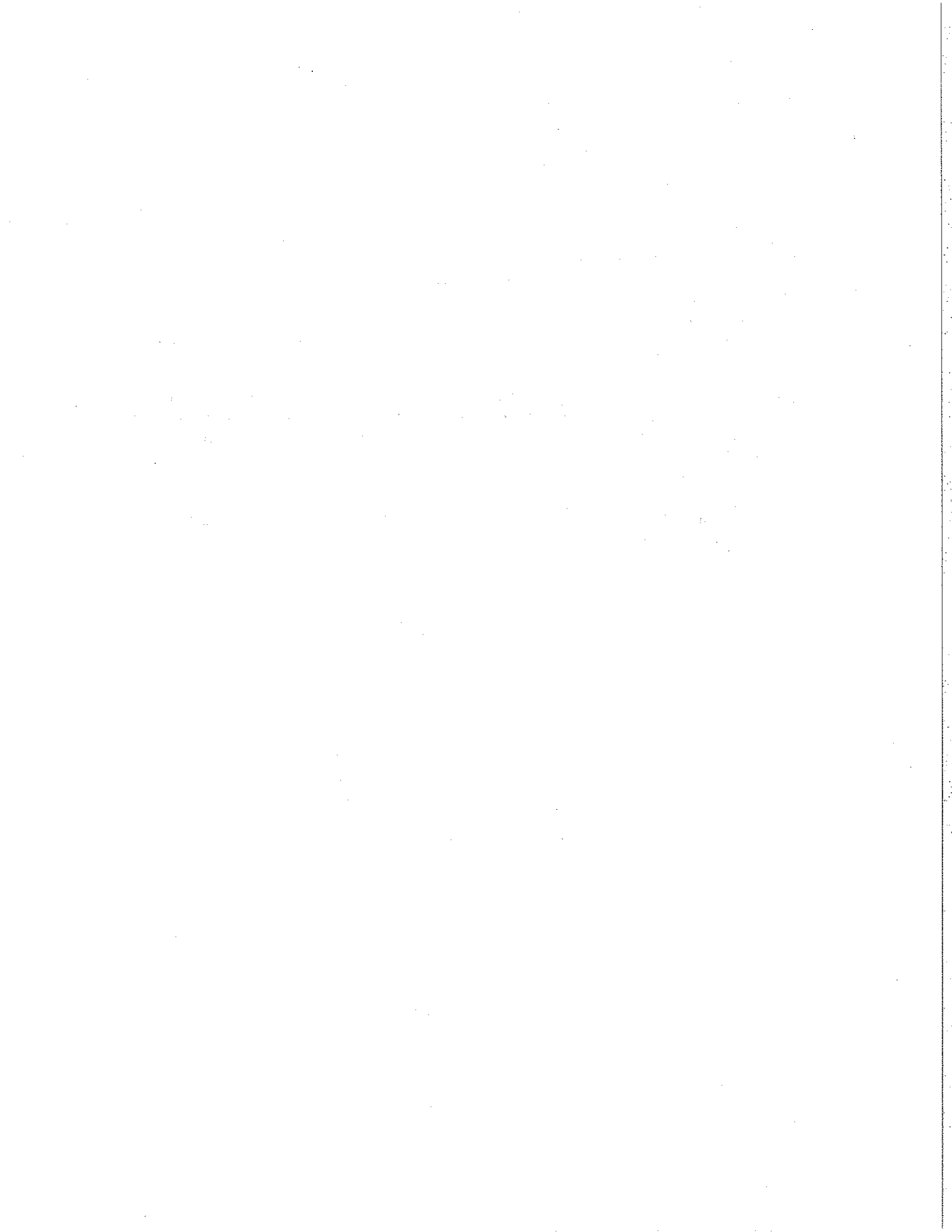
No transit trip reductions will be taken for this project.

6. Other Considerations:

- a. Each development phase to be analyzed, if proposed.
- b. Submit a CD containing
 - a. electronic PDF of the TIA,
 - b. Synchro files,
 - c. spreadsheets for trip distribution, trip generation, cost estimates, and
 - d. CAD file for the site plan.
- c. All intersections must be modeled in one Synchro file.
- d. A site plan for the proposed project.
- e. City of Austin timing sheets to be included in the Appendix of the TIA
- f. Map showing bicycle routes, transit routes and stops within ½ mile of the project, if applicable.
- g. Site driveway analysis to include queue study.

This scope and study is based upon the assumed development uses and intensities discussed in meeting on April 21, 2014. Any change in these assumptions may require a change in the scope. For more detailed guidelines on preparation of the TIA, please see Sec. 2.0 – Traffic Impact Analysis from the Transportation Criteria Manual.

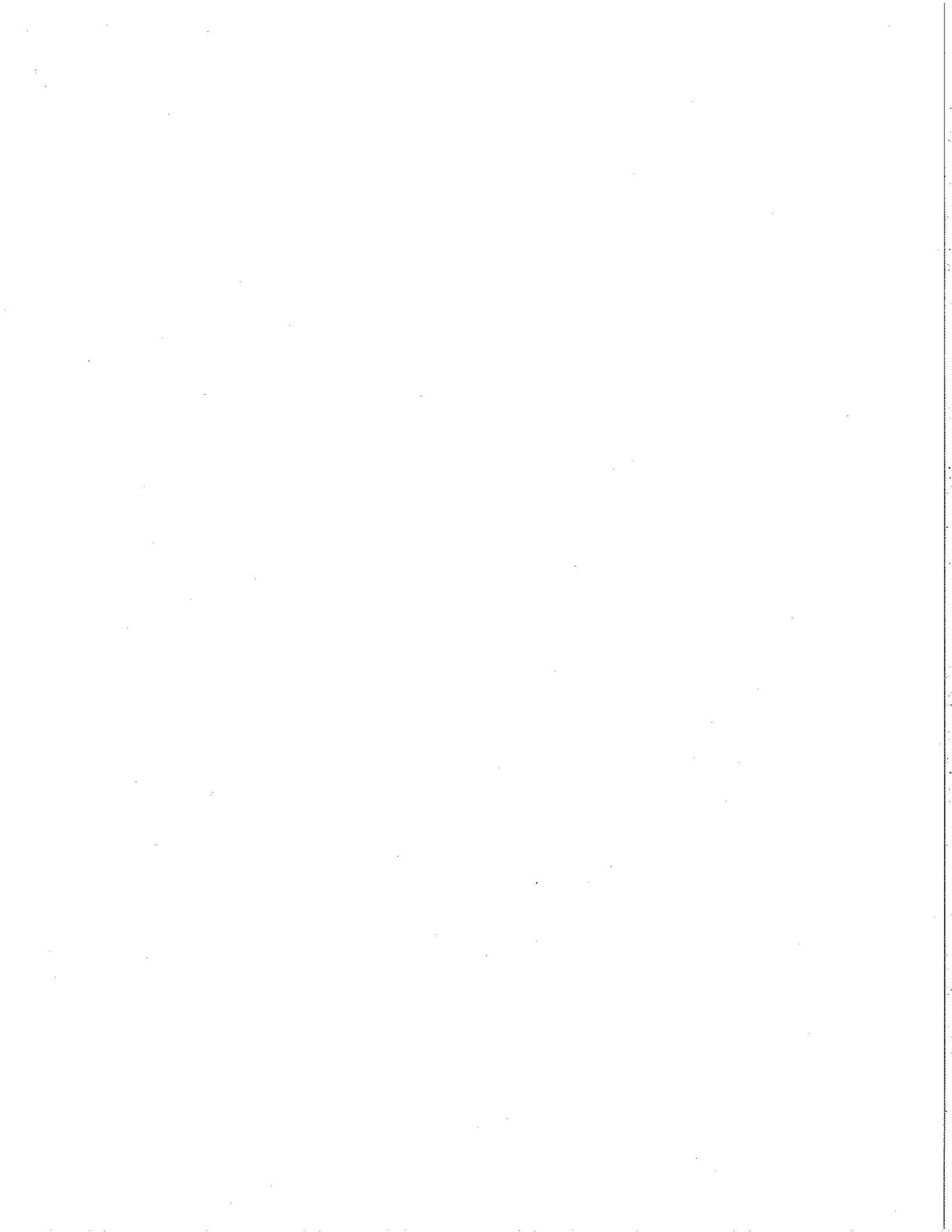
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Joe R. Almazan



AUSTIN OAKS
LAND USE AND TRIP GENERATION TABLE

Block	ITE Code	Land Use	Size	24-Hour Two-Way Volume	AM Peak Hour		PM Peak Hour			
					Enter	Exit	Enter	Exit		
Existing Development				450,000	s.f.	4,248	550	75	99	484
Total Existing Development						4,248	550	75	99	484
Proposed Development										
A	220	Apartments	255	d.u.	1,669	26	103	103	55	55
B	820	Shopping Center	34,000	s.f.	3,368	50	32	151	157	157
	820	Shopping Center	24,500	s.f.	2,722	41	26	121	126	126
	710	General Office	14,000	s.f.	294	34	5	16	78	78
C	720	Shopping Center	51,200	s.f.	4,395	63	40	199	207	207
	932	High-Turnover (Sit-Down) Restaurant	8,000	s.f.	1,017	48	44	53	37	37
	710	General Office	300,000	s.f.	3,109	397	54	71	344	344
D	710	General Office	311,300	s.f.	3,198	409	56	73	355	355
E	710	General Office	112,800	s.f.	1,464	182	25	35	170	170
F	710	General Office	140,000	s.f.	1,729	216	29	40	196	196
	932	High-Turnover (Sit-Down) Restaurant	2,400	s.f.	305	14	13	16	11	11
G	220	Apartments	320	d.u.	2,063	32	128	126	68	68
Total Proposed Development					25,333	1,512	555	1,004	1,804	1,804
Net Increase of Trips					21,085	962	480	905	1,320	1,320

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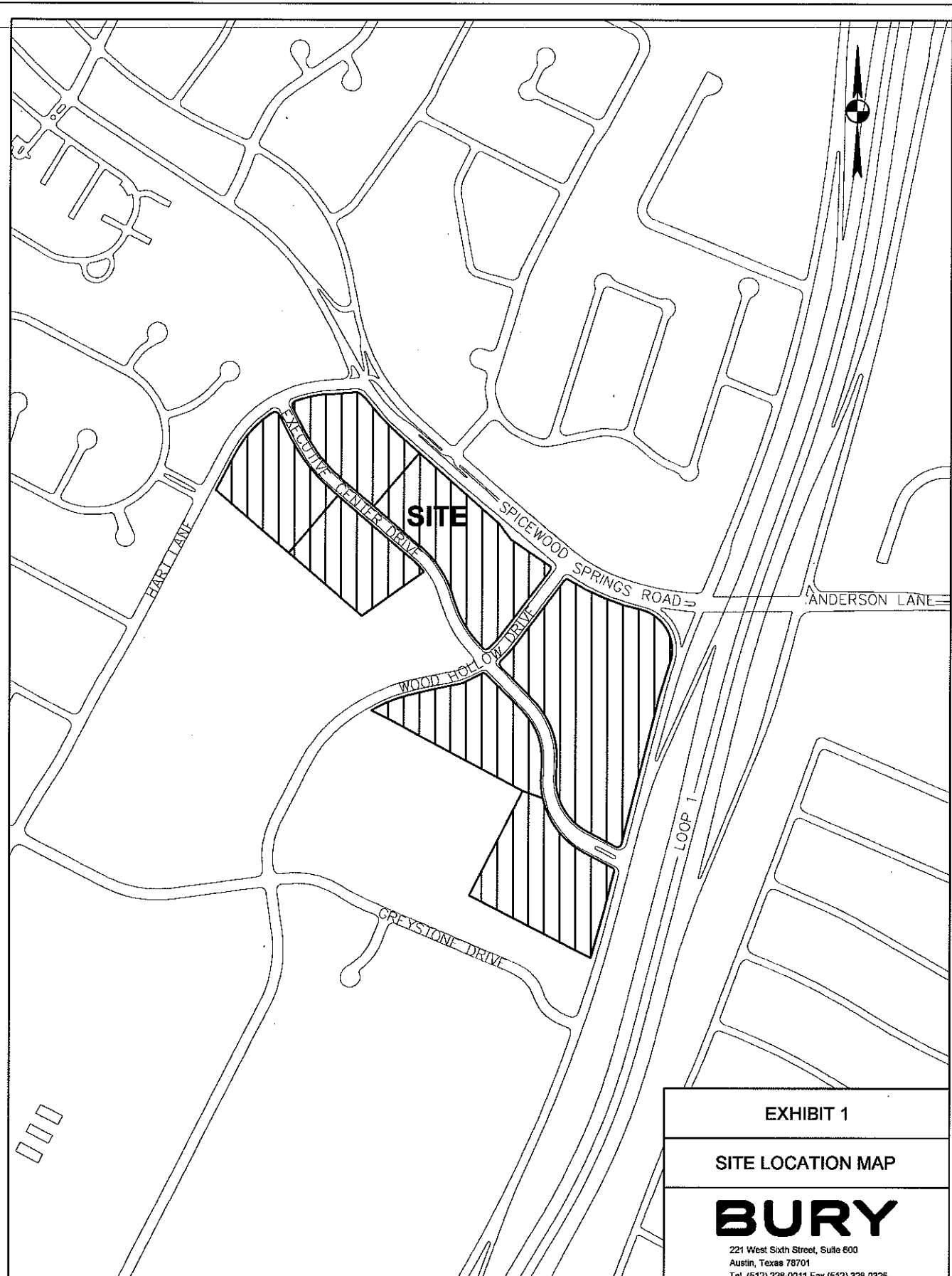


EXHIBIT 1

SITE LOCATION MAP

BURY

221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512) 328-0011 Fax (512) 328-0325
 TBPE Registration Number F-1048
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FILE:

PROJECT No.: 103363-10002

SCALE: N.T.S.

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