



MEMORANDUM

TO: Wendy Rhoades, Current Zoning Division
CC: Scott Feldman, P.E., Alliance Transportation Group
FROM: Joe Almazan, Land Use Review Division
DATE: February 28, 2011
SUBJECT: Platinum Onion Creek
 Zoning Case No. C14-2010-0174
 Double Creek Village Phase 2 Traffic Impact Analysis (TIA) Update (**Revised**)

The Transportation Review Section has reviewed additional information for the traffic impact analysis update for Double Creek Village Phase 2 dated February 22, 2011, which includes the applicant's request to add more acreage from 42-acres to 43.125-acres and an increase in the density from 924 to 992 apartment dwelling units. The TIA update was prepared by Scott Feldman, P.E. with Alliance Transportation Group. A copy of the previous staff memo dated November 22, 2010 is attached as a reference.

Trip Generation

The Platinum Onion Creek project is proposed for rezoning on 43.125-acres of the 127-acres within the Double Creek Village Phase 2 project. The property is located in south Austin on the northwest and southwest corners of the intersection of FM 1626 and IH-35. The original TIA was approved on March 31, 2004 with zoning cases – C14-04-0019 and C14-04-0020 for mixed use development as shown below:

2004 Land Use Plan	Size (sq.ft.)
Drugstore with Drive-Thru	15,000
Shopping Center	400,000
Home Improvement Superstore	175,000
Fast Food Restaurant	18,750
High Turnover Sit-Down Restaurant	11,375
Specialty Retail	32,500
Hotel	300 rooms
Apartments	400 dwelling units

Based on the original land use assumptions from the TIA prepared by Wilbur Smith and Associates, the development was estimated to generate **43,514** unadjusted trips per day and **31,980** adjusted trips per day (based on reductions for internal capture and passer-by trips from the unadjusted trips). The estimated completion date for the project was planned for late 2005.

On October 10, 2005, an updated land use proposal for the 127-acre property was approved based on a TIA Addendum for the Double Creek Village Phase 2 project dated August 4, 2005 prepared by

Wilbur Smith and Associates. The addendum was submitted after approval of the 2004 zoning cases in order to update the proposed land uses and access locations from the original proposal. The estimated completion date for the project was planned for late 2006. The table below shows the updated land uses for the proposed development:

2005 Land Use Plan	Size (sq.ft.)
Drugstore with Drive-Thru	15,000
Shopping Center	255,800
High Turnover Sit-Down Restaurant	32,000
Free Standing Discount Store	173,890
Electronic Superstore	40,000
Financial Services (Bank)	4,100
Fast Food Restaurant	7,500
Fast Food Restaurant with Drive-Thru	3,750
Apartments	450 dwelling units

Based on the update to the proposed land use assumptions from the TIA Addendum, the development was estimated to generate **40,528** unadjusted trips per day and **29,681** adjusted trips per day (based on reductions for internal capture and passer-by trips).

With zoning case C14-2010-0174 and the multi-family (MF-2) zoning request, an update to the 2005 land use plan is proposed on 43.125-acres out of the 127-acres. The applicant proposes to develop a total of 992 apartment dwelling units. Based on the Institute of Transportation Engineer's **Trip Generation Report** (8th ed.), the trip generation is estimated to be **6,135** trips per day.

Land Use	Size (sq.ft.)	Zoning Case	Approval Date
Apartments	992 dwelling units	C14-2010-0174	Pending

To date, 350 apartment dwelling units of the original 450 apartments have been constructed as part of the 127-acre Double Creek Village Phase 2 development. The trip generation from the built-out apartments is estimated to be **2,352** trips per day. This apartment development was approved as the *Colonial Grand at Double Creek Apartments* in 2007 with the site plan application SP-2006-0135C as shown below:

Land Use	Size (sq.ft.)	Site Development Permit	Approval Date
Apartments	350 dwelling units	SP-2006-0135C	07/20/2007

In addition, a convalescent care facility has been constructed as part of the 127-acre Double Creek Village Phase 2 development. The trip generation from the built-out convalescent care facility is estimated to be **285** trips per day. This 120-bed convalescent care facility was approved as the *Meridian Senior Living Facility* in 2009 with site plan application SP-2008-0541C as shown below:

Land Use	Size (sq.ft.)	Site Development Permit	Approval Date
Convalescent Services	44,410 or 120-beds	SP-2008-0541C	11/18/2009

The combination of the built-out 350 apartments, the 120-bed convalescent care facility, and the proposed 992 apartments with zoning case C14-2010-0174 will result in a total of **8,772** trips per day. With these developments, there will be **20,909** trips per day remaining out of the approved **29,681** trips per day from the 2005 land use plan for the Double Creek Village Phase 2 project.

Assumptions and Recommendations

The applicant has agreed to comply with all other assumptions and traffic related characteristics from the approved TIA Addendum for the Double Creek Village Phase 2 project dated August 4, 2005 prepared by Wilbur Smith and Associates, and the staff recommendations from the TIA memorandum prepared by Emily Barron, Transportation Review Section dated October 10, 2005. A copy of the staff memorandum is also attached for reference.

If you have any questions or require additional information, please contact me at 974-2674.



Joe R. Almazan
Development Services Process Coordinator
Land Use Review Division/Transportation Review Section
Planning and Development Review Department



TECHNICAL MEMORANDUM

To: Joe Almazan
Watershed Protection and Development Review
City of Austin
Austin, Texas 78767

From: Scott A. Feldman, P.E., P.T.O.E.
Alliance Transportation Group, T.B.P.E. Firm No. 812
11500 Metric Blvd., Bldg. M-1, Ste. 150
Austin, Texas 78758

Re: Double Creek Village – Phase 2, TIA Update

Date: February 22, 2011



Alliance Transportation Group, Inc., has been retained to examine the trip generation for Double Creek Village –Phase 2 in Austin, Texas. The total area encompassed by this development is 127.573 acres. The original TIA for this development was completed in February of 2004, and then updated in August of 2005. The August 2005 updated TIA assumed the following land uses:

• Drugstore	15 KSF
• Sit Down Restaurant	32 KSF
• Free Standing Discount Store	173.89 KSF
• Electronics Superstore	40 KSF
• Bank	4.1 KSF
• Shopping Center	255.8 KSF
• Fast Food Restaurant wo/ Drive Thru	7.5 KSF
• Fast Food Restaurant w/ Drive Thru	3.75 KSF
• Apartment	450 units

With the August 2005 land use assumptions, using the TIA memo prepared by Emily Barron of the City of Austin in October of 2005, the development was proposed to generate 29,681 adjusted daily trips. A copy of this memo is attached as a reference.

An updated development proposal is underway which would use MF-2 zoning on 43.125 of the 127 acres within the project. The purpose of this study is to evaluate the trip generation for this updated land use and determine the remaining trips which could be allocated to the entire site.

Also of note, a 4.355 acre convalescent care facility was approved as part of the overall development in 2008. This 120 bed nursing home (ITE Land Use 620) generates 285 trips per day. Additionally, 350 of the originally proposed 450 apartments have been constructed. These generate 2,352 trips per day.

The proposal for the 43.125 acre multi-family development would entail a total of 992 housing units. Based on the guidelines in the ITE Trip Generation Handbook, the regression equation provided in the 8th Edition of Trip Generation is used to calculate the daily trips. Utilizing this equation yields a total of 6,135 adjusted trips. The combination of the Nursing Home facility, the existing 350 apartments and the proposed 949 apartments results in 8,772 adjusted daily trips.

With these two proposed developments and the existing 350 apartments, there are 20,909 adjusted daily trips remaining which can be applied to future site plans within the 127 acre project.

If you have any further questions regarding this matter, please feel free to contact us at 512-821-2081.

ATTACHMENTS



Date: October 10, 2005
To: PK Okyere, Wilbur Smith and Associates
CC: Michelle Allen, DSWMvK
Mark Drinkard
Master File ~ C14-04-0019 and C14-04-0020
Reference: Double Creek Village Phase II TIA Addendum

The Transportation Review Section has reviewed the Traffic Impact Analysis Addendum for Double Creek Village Phase II, dated August 4, 2005, prepared by PK Okyere, Wilbur Smith and Associates, and offers the following comments:

TRIP GENERATION

Double Creek Village is a 126.573-acre development located in south Austin on the northwest and southwest corners of the intersection of FM 1626 and IH-35

The property is currently undeveloped and zoned CS-MU-CO, MF-2, and CS-CO. An addendum to the TIA was filed after approval of the zoning cases in order to update the proposed uses and access locations from the original proposal. The estimated completion of the project is expected in the year 2006.

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Adjusted Trip Generation		
LAND USE	Size	ADT
Drugstore with Drive Thru	15,000	992
Sit Down Restaurant	32,000	3,297
Free Standing Discount Store	173,890	8,083
Electronics Superstore	40,000	1,442
Bank	4,100	557
Shopping Center	255,800	8,238
Fast Food Restaurant w/o Drive Thru	7,500	3,006
Fast Food Restaurant w/ Drive Thru	3,750	1,042
Apartments	450du	3,024
TOTAL		29,681

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	6.5%

2. In addition to these growth rates, background traffic volumes for 2003 included estimated traffic volumes for the following projects:

▪ Fairfield at Slaughter Creek	SP-01-004C
▪ Terrace at Onion Creek	SP-02-005D
▪ Southpark Apartments	SP-00-2096C
▪ Onion Creek Sec. 100	SP-02-0041D
▪ Onion Creek Office Park	SP-03-0140D
▪ Southpark Meadows	SP-05-0568C
▪ Parkside at Slaughter Creek	C8-02-0198
▪ Waterstone	SP-05-0683C
▪ Harrell Tract	C14-05-0014
▪ Keesee Tract	C14-05-0114
▪ Creekhill Plaza (Wal Mart)	SP-03-0283C

3. Pass By and Internal Capture Reductions were taken as follows:

Table 3. Summary of Pass-By and Internal Capture Reductions			
Land Use	Pass-By Reductions %		Internal Capture Reduction %
	AM	PM	
Free Standing Discount Store	0	17	5
Shopping Center	20	30	5
Electronics Superstore	0	20	5
Drugstore with Drive Thru	10	25	5
Bank	25	60	40
Sit Down Restaurant	10	20	4
Fast Food w/ Drive Thru	33	43	6
Fast Food w/ Drive Thru	33	43	6

4. No reductions were taken for pass-by, internal capture or transit use.

EXISTING AND PLANNED ROADWAYS

South 1st Street – South 1st is located west of the site and is classified as a four-lane undivided minor arterial in the Roadway Plan. The traffic volume on South 1st Street north of Slaughter Lane was approximately 7,110vpd in 1997. This roadway is classified as a priority 2 route in the Bicycle Plan.

IH 35 – This roadway is classified as a six-lane freeway. The traffic volumes for year 2000 on IH 35 near Slaughter Lane were 115,000vpd. The Austin Metropolitan Area Transportation Plan classifies IH 35 as an eight-lane freeway with HOV lanes between William Cannon Drive and Slaughter Lane and as an eight-lane freeway between Slaughter Lane and FM 1626 in 2025. The southbound exit ramp south of Slaughter Lane near the intersection of Turk Lane will be extended by TXDOT. This roadway is in the Bicycle Plan as a priority 2 route.

FM 1626 – This roadway is classified as a 2 lane undivided major arterial with traffic volumes of 8,500vpd in 2002. A portion of this roadway is planned to be widened as part of the Double Creek Village Phase II TIA. This roadway is classified as a Priority 2 route in the Bicycle Plan.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 12 intersections. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 3. Level of Service				
Intersection	2003 Existing		2006 Site + Forecasted	
	AM	PM	AM	PM
Wayne Riddell at FM 1626	C	C	A	A
South First at FM 1626	C	C	B	B
Old San Antonio Road and FM 1626	C	C	A	A
IH-35 SBFR and FM 1626	C	C	A	A
IH-35 SBFR and Onion Creek Overpass	A	A	B	B
IH-35 NBFR and Onion Creek Overpass	A	A	C	C
FM 1626 and Driveway A			C	D
FM 1626 and Driveway B			C	C
FM 1626 and Driveway C			B	C
IH 35 SBFR and Driveway D			B	C
IH 35 SBFR and Driveway E			B	C
IH 35 SBFR and Driveway F			B	B

RECOMMENDATIONS

- 1) Prior to approval of the 1st site plan on the property, fiscal is required to be posted for the following improvements:

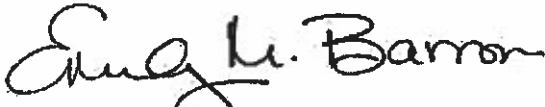
Intersection	Improvements
IH-35 SBFR and Onion Creek Parkway	Restripe for 1 Shared Right and Through and One shared Left and Through
Onion Creek Parkway at IH-35 Overpass	Restripe over pass from 2 EB lanes and 1 WB Lane to 1 EB lane and 2 WB Lanes

The estimated cost of these improvements is \$4,688. The cost estimate will be required to be updated and fiscal posted for these improvements prior to release of any site development permit on any portion of the property.

- 2) The applicant is required to enter into an Advanced Funding Agreement with TXDOT for construction of deceleration/acceleration lanes along the site frontage at the time the driveway is submitted for site development approval. Each agreement is required to be completed prior to approval of the associated site development permit. Right-of-way dedication may be required at the time of site plan for the deceleration/acceleration lanes. The TIA assumes these lanes to Driveways D, E and F.
- 3) TXDOT has approved this addendum and agreed to construct and fund several improvements assumed in the TIA. Their approval is attached.
- 4) The TIA addendum review fee for this addendum is required to be posted prior to release of any site development permit on the property. This fee is \$1,870.

-
- 5) Access to Old San Antonio is prohibited.
 - 6) Additional right-of-way dedication and/or reservation may be required with the subdivision and/or site plan for boundary roadways including possible upgrades to existing facilities.
 - 7) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.



Emily M. Barron
Sr. Planner ~ Transportation Review Staff
Watershed Protection and Development Review