

March 13, 2010

Greg Guernsay
Robert Spillar
PO Box 1088
Austin, Tx 78767

RECIEVED

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Planning & Development Review

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Dear Mr. Guernsay and Mr. Spillar,

In reviewing the updated TIA submitted by HDR zoning for the modification of the Champions' tract RCA, I found grossly different uses for the Bull Creek Market, than what's represented in the update.

Attached are tables from two site plan pages from SPC-04-0015C. This is the site plan for phase 3 of Bull Creek Market, which is the most recent site plan approved for the Bull Creek Market. The table from page 004 of the site plan, labeled Overall Site Summary, shows the square footage of the three buildings:

Building A	15,543	Building containing Waterloo Ice House/Quizno's/Retail
Building B	5,035	Siena Restaurant
Building C	6,449	Building containing Chase Carpets
Total	27,027	

The table from page 005, labeled Parking Table, shows the square footage of each suite in each building, and identifies the tenants at the time the site plan was released, 3/23/04. At that time, there were three restaurants in Bull Creek Market: Quiznos, Waterloo, and Siena. Those three restaurants are still present, and no additional restaurants are located there. Attached is a table showing the current occupants of Bull Creek Market by building and suite.

HDR's TIA update shows the breakdown of uses and square footage for Bull Creek Market as follows:

Quality restaurant	14,600
High turnover (sit-down) restaurant	8,330
Shopping center	4,070
Total	27,000

According to the table from page 005 of the site plan, the square footage of the three restaurants totals 11,533. Of those three, I suspect only Siena, at 5,035 square feet, can be considered a "Quality Restaurant," which means that the Quizno's and Waterloo at 1,499' and 4,999' seating (6,498) are likely to meet the high turnover (sit down) category. (Waterloo does have 2,000 square feet of "outdoor seating" which consists of a playground and a few picnic tables.) This leaves the remaining 13,494 square feet occupied (or previously occupied) by a variety of retail and other uses consistent with Shopping Center designation.

That means that there is 9,424 more square feet of retail than Ms. Hornaday indicates, 9,565 less square feet of quality restaurant, and 1,832 less square feet of high turnover (sit-down restaurant) from the numbers provided by Ms. Hornaday's in her most recent (March 9, 2011) TIA update for Tract 4.

While we do not know how she arrived at these numbers given the readily available site plan, we are even more troubled by the statement that, "traffic from this retail center was NOT added to the intersections listed above." (Those include Loop 360/RM 2222, Champion Driveway/RM 2222, and Lakewood Drive/RM 2222.) How did this affect signalization timing, level of service with the miscalculated uses, and how does it affect it now?

We also understand that the signalization timing used in the 2015 projections is different from existing timing. However, the updated TIA does not indicate what the baseline signalization timing is versus what's forecasted for use in 2015, when the property is built, nor did it call for recommended changes. For example, is there a green arrow for the right turn from NB360 to 2222 in the baseline and forecasted for use in 2015? This was the situation in June before construction started and is the case now. Will it be the case after the Champions tract is developed? Shouldn't this be reflected in the TIA update, so you can see if the development caused a change to be required? The Traffic Criteria Manual requires this. Was any of this run by Terry McCoy at TXDOT? Clearly, the reason this documentation is required is so that you can understand if the development required changes or if changes are necessary. Otherwise, how can you say the modeling works?

We have done our utmost to point out glaring deficiencies in the modeling. First, we pointed out to your staff on February 9th and later on February 22nd, that the original TIA did not include convenience market traffic. We shared our initial concerns with staff all this week while we waited to get the updated TIA on March 9th. However, the update is just as flawed in its calculations and doesn't provide you with required elements. It is also misleading to decision makers. Given this how can you say the modeling works? Mr. Spillar how can you as a traffic engineer say it's safe?

We assume that you will be asking Ms. Hornaday to redo her figures and given that it is now the day before the Zoning and Platting Commission that there will be another staff postponement.

Here are the relevant provisions in the traffic criteria manual:

2.4.1 Study Documentation:

City of Austin Timing sheets are to be included in the appendix of the TIA
Synchro signal timing sheets to be included in the following format; existing conditions (am+pm on one sheet), future conditions (am background, am background + site on one sheet, pm background, pm background+site on one sheet.)

2.3.1 Scope of the TIA:

Data Collection

Since existing signal timings shall be used for the intersection analyses in order to maintain adequate traffic progression, unless alternative timing proposals are approved by the Transportation Department
Any data collection occurring when school is not in session will require an adjustment factor as identified by the transportation reviewer.

2.3.5 Recommendations on Roadway Improvements and Traffic Control Modifications:

If the intersections or turning movements analyzed operate at an unacceptable level of service prior to the introduction of the proposed development, the TIA should include specific recommendations to mitigate the site-traffic impact on roadways and intersections to maintain the existing level of service. Various traffic control improvements or land use decisions can be used to mitigate traffic impacts on adjacent roadways and intersections. These include, but are not limited to, the following:

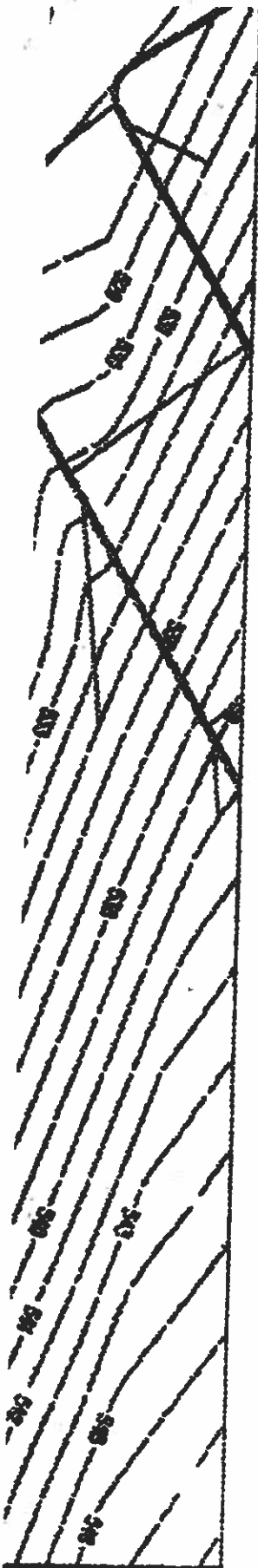
B Traffic Control Modifications:

2. Signal controls(-new installation or upgrade existing traffic signal)

Geometric improvements are preferred over signal improvements. All signal improvements must be approved by the signals division of the Transportation Department. All improvements on State Highways must be approved by the Texas Department of Transportation.

The TIA must clearly identify in the recommendations any roadway improvements, (including geometric changes) traffic control modifications (including signal retiming) or other measures necessary to mitigate site-generated traffic impacts.

Ann Denkler, NWACA Zoning Chair, copy to NWACA Board



PARKING TABLE (* SEE BOA # C15-03-124)

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BUILDING A	SUITE No.	S.F.	PARKING RATIO	SPACES REQ'D	SPACES PROVIDED
QUINCY'S	A-100	1498	1:100	15	15
PRO NAILS	A-150	1145	1:260 *	5	5
MESA CLEANERS	A-200	823	1:260 *	4	4
CLIPS 4 KIDS	A-250	1121	1:260 *	5	5
WORLD WIDE TRAVEL	A-300	1207	1:300	5	5
EURO SOL	A-350	1280	1:260 *	5	5
VACANT (ADMIN. OFFICE)	A-400	848	1:275	3	3
REMAX (ADMIN. OFFICE)	A-450	2838	1:275	10	10
WATERLOO	A-600	4898	1:100 *	50	50
OUTDOOR SEATING		2000	1:100 *	20	20
BUILDING B	SUITE No.	S.F.	PARKING RATIO	SPACES REQ'D	SPACES PROVIDED
SIENA RESTAURANT	B-100	5035	1:100 *	51	51
BUILDING C -- PAD SITE	SUITE No.	S.F.	PARKING RATIO	SPACES REQ'D	SPACES PROVIDED
CHASE CARPETS	C-100	4784	1:500	10	10
VACANT (ADMIN. OFFICE)	O-200	1686	1:275	7	22
TOTAL				180	203

PARKING BY TYPE		
	SPACES	PERCENT
STANDARD	145	71
COMPACT	51	25
HANDICAPPED	9	4
TOTAL	205	100

Bull Creek Market site plan p 5

Bull Creek Market tenants as of 3/13/11

Quizno's	A-100	quick service restaurant
Le Pro Nails	A-150	nail salon
Mesa Cleaners	A-200	dry cleaners
Kidclips	A-250	hair salon
South Swell Sports	A-300	sporting goods
360 Tan	A-350	tanning salon
Pearls Day Spa & Boutique	A-400	beauty salon and spa
Avalar Austin & Principle Mortgage Group	A-450	real estate & mortgage services
Waterloo Ice House	A-600	restaurant
Siena Restaurant	B-100	fine restaurant
Chase Carpets	C-100	carpet and tile store
Vacant – last tenant was Rustic Rooms	C-200	household furnishings

PATE

SURVEY / DEMOLITION PLAN

BULL CREEK MARKET
6808 CAPITAL OF TEXAS HIGHWAY

PROJECT:

BY	NON-RECORD
J.M.	PER COMMENTS

LIMITS OF CONSTRUCTION (9,121 a.f.)

3106

NO DEMOLITION WITHIN LOC

OVERALL SITE SUMMARY

TOTAL SITE AREA:

028,957 of

21.28 ACRES

EXISTING CONDITIONS

EXISTING BUILDING COVERAGE	(SF)	(% OF SITE)
BUILDING A	15,543	1.677%
BUILDING B	5,035	0.543%
TOTAL	20,578	2.220%

TOTAL IMPERVIOUS COVERAGE	(SF)	(% OF SITE)
	113,571	12.25%

PROPOSED CONDITIONS

EXISTING BUILDING COVERAGE	(SF)	(% OF SITE)
BUILDING A	15,543	1.677%
BUILDING B	5,036	0.543%
BUILDING C	6,448	0.698%
TOTAL	27,027	2.918%
TOTAL IMPERVIOUS COVERAGE	121,281	13.08%

Bull Creek Market
Site plan pg 4

