

**Questions:** Please provide a map showing land that is zoned for retail use along Brodie Lane from Alexandria Dr. to Slaughter Ln. Please indicate on this map which tracts are undeveloped. For tracts that are developed, please describe the type of use and its size (in terms of square footage).

Answer: Please see attached Tract Maps (2 sheets), and project use and square footage table.

**What is the current level of traffic on Brodie Lane between William Cannon and Slaughter Lane?**

Answer: The 2002 volumes for Brodie estimate approximately 19,260 vehicles per day on Brodie Lane between William Cannon and Slaughter Lane.

**What level of traffic is projected for Brodie Lane in 10 years? 20 years? What is the capacity for this stretch of Brodie Lane?**

Answer: 2017 volume 42,500 Average Daily Trips (ADT), capacity 37,000 ADT  
2025 volume 36,000 ADT, capacity 37,000 ADT

By 2025 it is expected that traffic on Brodie will improve as several other improvements in roadway network are included and would divert traffic off of Brodie

**How much additional traffic will be produced on Brodie Lane if the undeveloped retail tracts are developed to their full potential (excluding the Brodie 31 tract)?**

Answer: Approximately 10,000 vehicles per day. This number is an estimate of the retail projects that have been submitted for review that have provided an exact square footage for a proposed use(s).

**How much additional traffic on Brodie Lane would the Brodie 31 project create if developed as proposed?**

Answer: 3,231 vehicles per day

**As approved on first reading, how much additional traffic on Brodie Lane would the Harris Ranch project create (from both commercial and residential uses)?**

Answer: approximately 3,664 vehicles per day

**An apartment complex is schedule to be built on the East side of Brodie Lane in the vicinity of Robert Morrison Dr. How much additional traffic on Brodie Lane would this project create?**

Answer: This tract is estimated to generate approximately 2,566 trips per day onto Brodie with the 402 multi family dwelling units proposed.

**Don Grass is currently developing the site located at the Northeast corner of Brodie Lane and Davis Lane. How much additional traffic on Brodie Lane would this project create?**

Answer: The Deerfield Commercial project located on this corner is expected to generate approximately 1,362 vehicle trips per day. This number is reflected in the response for total trips on undeveloped retail tracts along Brodie.

Tract #	Project Name	Address	Zoning	Land Use	Sq. Ft.	# units
1	Brodie Lane Commercial (approved, not built)	8300-8500 Brodie Lane	LR-CO	Retail Office <u>Total</u>	4,178 5,542 9,720	
2	Deerfield Multi-Family (built)	8600-8700 Brodie Lane	MF-1, MF-2-CO	Apartments	316,112	324
3	Deerfield Commercial (approved, not built)	8800 Brodie Lane	GR, LR	Conv. Store	5,000	
4	Heart of Texas Center (built)	8213 Brodie Lane	LR	Office/Retail	20,410* *estimated	
5	WW Brodie Multi-Family (under construction)	8515 Brodie Lane	MF-2-CO	Apartments	399,960	402
6	Stepping Stone School (built)	9417 Brodie Lane	LO	Child Care	12,726	
7	Kid's Network Learning Ctr (built)	9607 Brodie lane	LO	Child Care	7,750	
8	CCR 108 (Stratus Tr 108) (only retail pharmacy built) (bank under construction)	9908-9916 Brodie 3500-3520 Slaughter Ln	GR-MU-CO	Retail/Pharmacy Bank Restaurants <u>Total</u>	14,495 4,275 7,910 26,680	
9	Randalls Cherry Creek (built)	9901-9911 Brodie lane	GR-CO, LO-CO CS-1-CO & RR	Food Sales Financial Service Retail Thrift Store Restaurants <u>Total</u>	65,680 4,059 42,271 15,757 11,905 138,672	
				Comm. Total**	220,958	726
				**excludes apts.		



