



MEMORANDUM

From: Nathan Aubert, P.E.
To: Amir Jafari, PhD, PE, PTOE
Date: February 28, 2024
Subject: 910-916 W. ANDERSON LN. – Zoning Transportation Analysis

The Transportation Development Services (TDS) Division has reviewed the February 6, 2024, “910-916 W. Anderson Ln. Zoning Transportation Analysis”, prepared by LJA. The proposed land uses consist of residential, retail, hotel, and office buildings. The site is located at 910-916 W. Anderson Lane, 1100 & 1012 & 1012 1/2 W. Anderson Lane, 8000 Research Blvd. in Austin, Texas as depicted in Figure 1 below.

Site access will consist of four driveways - one on Anderson Square, one on West Anderson Lane, and two on Research Blvd. The development is anticipated to be constructed in one phase to be completed in 2028.

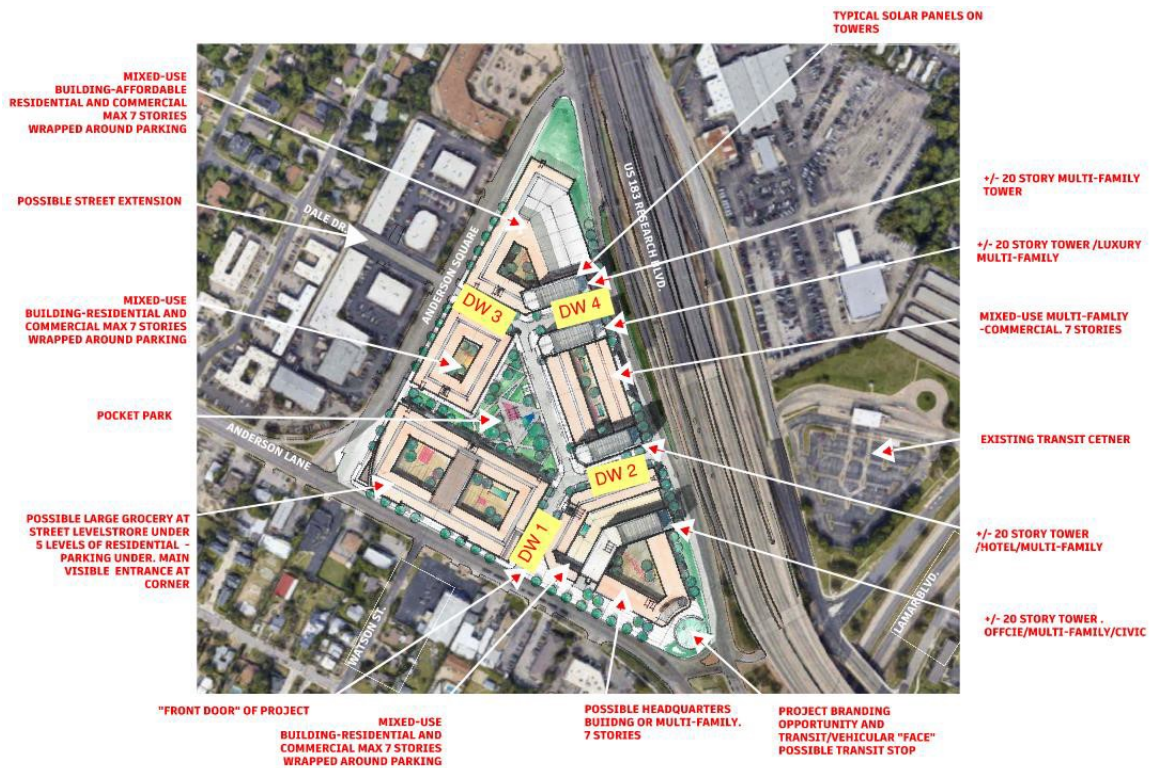


Figure 1. Site Location

Roadways

Anderson Square

The Austin Strategic Mobility Plan (ASMP) classifies Anderson Sq. as a Level 1 with 2 travel lanes in the vicinity of the site. According to TxDOT average daily traffic counts, the 2019 ADT was approximately 9,407 vehicles per day (vpd). 24 hours data were collected along this route on Tuesday, December 5th, 2023. The ADT was 12,894 (vpd). The posted speed limit is 35 mph. The ASMP envisions sidewalks at this location. Improvements will be made within the existing ROW using flexible design criteria. Right-of-Way (ROW) dedication may be required from new development and commercial redevelopment through the land development process.

West Anderson Lane

The ASMP classifies W Anderson Ln as operating with 4 travel lanes and a raised median (Level 3) in the vicinity of the site. According to TxDOT average daily traffic counts, the 2020 ADT was approximately 9,179 vehicles per day (vpd). 24-hour data was collected along this route on Tuesday, December 5th, 2023. The ADT was 12,628 vpd. The posted speed limit is 35 mph. The ASMP identifies adding a raised median, consolidating driveways, and all ages and abilities bicycle facilities. Protected bicycle lanes are recommended for the future.

Research Blvd

The ASMP classifies Research Blvd as a three-lane one-way road (Level 4) in the vicinity of the site. According to TxDOT average daily traffic counts, the 2022 ADT was approximately 11,740 vehicles per day (vpd). 24 hours data were collected along this route on Tuesday, December 5th, 2023. The ADT was 6,301 vpd. The posted speed limit is 45 mph. ASMP recommendations include long-term improvements to bicycle facilities only.

Trip Generation and Traffic Analysis

The project assumes 1,376 mid-rise multi-family dwelling units (ITE Code 221), 1,009 high-rise multi-family dwelling units (ITE Code 222), 600 hotel rooms (ITE Code 312), 552,750 square-feet of general office building (ITE Code 710). 80,000 square-feet of retail (variety store, ITE Code 814), and 552,750 square-feet of shopping center (ITE Code 820). Based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, the proposed development will generate 23,529 vehicle trips per day. See **Table 1** for a detailed breakdown of the trip generation.

Table 1. Trip Generation

Land Use	Size	Trip Generation (Daily)
221 - Multifamily Housing (Mid Rise)	1,376 Dwelling Units	6,517
222 - Multifamily Housing (High Rise)	1,009 Dwelling Units	4,581
312 - Business Hotel	600 rooms	2,412
710 - General Office Building	552,750 square-feet	5,992
814 - Retail (Variety Store)	80,000 square-feet	5,093
820 - Retail (Shopping Center > 150 k)	552,750 square-feet	20,457
Total Unadjusted Trips		45,052
<i>Existing Trips</i>		12,513

<i>TDM Trips (20% Reduction)</i>	9,010
Net New Trips	23,529

The existing trips were obtained from tube count data, then site trips were added to these volumes using an estimate of the traffic distribution to and from the proposed site. **Table 2** shows both the existing traffic volumes as well as projected volumes on each road in the vicinity of the site.

Table 2. Added Traffic

Street	Existing Traffic [vpd]	Proposed New Site Traffic to each Roadway	Overall Traffic (Existing + Site) [vpd]	Percentage Increase in Traffic
ANDERSON SQUARE	12,894	1,293	14,187	10%
RESEARCH BLVD	6,301	1,724	8,025	27.4%
W ANDERSON LANE	12,628	1,293	13,921	10.2%

Recommendations/Conclusions

As a condition for approval for the above referenced zoning review case, the applicant shall adhere to the following requirements:

1. Provide no more than two driveways proposed along Research Blvd. Both driveways will operate as right-in, right-out. Final approval will be given by TxDOT as the site is directly accessing TxDOT roadways.
2. Provide no more than one driveway along W. Anderson Ln. This driveway will operate as full purpose. The driveway will be further reviewed during the site plan process by appropriate City departments and will be subject to adherence with the Transportation Criteria Manual (TCM).
3. Provide no more than two driveways along Anderson Sq. This driveway will operate as full purpose. The driveway will be further reviewed during the site plan process by appropriate City departments and will be subject to adherence with the Transportation Criteria Manual (TCM).
4. The applicant has committed to achieving a trip reduction of 20% through Transportation Demand Management (TDM) measures. The final determination of TDM measures proposed by the applicant, as well as a sustainable modes analysis will be provided during the Site Plan review process.
5. The City of Austin reserves the right to reevaluate any or all identified improvements associated with this case at the time of Site Plan review.
6. Street Impact Fee (SIF) Ordinances [20201220-061](#) and [20201210-062](#) have been adopted by City Council and are effective as of December 21, 2020. The City has started collecting street impact fees with all building permits issued on or after June 21, 2022. For more information, please visit the City’s [Street Impact Fee](#) website. A Street Impact Fee

calculation shall be performed at the time of the Site Plan submission to be collected at the time of building permit.

7. All construction items should be designed and incorporated into the site plan, and all street impact fees should be paid in full. No offsets to the proposed development's SIF will be issued until completion of all identified construction items unless those items are included in the proposed Site Plan application.

If you have any questions or require additional information, please contact me at (512) 974-7136.

A handwritten signature in black ink that reads "Nate Aubert". The signature is written in a cursive, slightly slanted style.

Nathan Aubert, P.E.

Austin Transportation Department