

Ms. Emily Barron
 City of Austin
 505 Barton Springs Road, 4th Floor
 Austin, Texas 78704

Dear Emily:

HDR|WHM had previously submitted a Traffic Impact Analysis (TIA) for the proposed Northcross Mall Redevelopment, located in the southwest corner of the intersection of Burnet Road and Anderson Lane in October 2005. This TIA was subsequently approved by the City of Austin. The TIA land uses were revised after the TIA was approved and the revised trip generation estimates were provided to the City for review in a letter dated June 30, 2006, which was subsequently approved. The City provided transportation comments in the Master Review Report for the site plan, dated May 4, 2007. This addendum is to address comment TR1 in the City report.

These land uses are shown on the December 2006 site plan and are evaluated in this analysis. The square footage for the drug store has change slightly since the June 2006 letter. Trip generation estimates for the proposed land uses were obtained using the microcomputer program "Trip Generation" by Microtrans Corporation, which is based on recommendations and data contained in the ITE's report Trip Generation, 7th Edition. In conjunction with City staff, the PM peak hour trip generation rate for the Wal-Mart was derived from the studies of similar size centers obtained from the ITE 7th Edition and the ITE Journal Article, "Trip Generation Characteristics of Free-Standing Discount Superstores", August 2006.

Table 1.

Calculated Blended PM Peak Hour Trip Generation for Free-Standing Discount Superstores of Similar Size

Source	Size (SF)	Rate	Variation in size from Northcross
ITE 7th Ed, Code 813	181,000	3.48	-6.1%
"	181,000	4.36	-6.1%
"	202,000	4.21	5.0%
ITE Journal Article	204,000	6.67	5.9%
"	209,000	4.16	8.1%
"	209,120	4.79	8.2%
Average	197,687	4.61	

The unadjusted trips for the land uses in the approved TIA and June 2006 letter and the currently proposed land uses are summarized in Tables 2, 3 and 4, respectively. The pass-by and internal capture reductions for the proposed land uses are the same as those used in the approved TIA to ensure consistency in the analysis. The adjusted trips for the land uses in the approved TIA and the proposed land uses are summarized in Tables 5 and 6, respectively. As the tables indicate, the proposed land use will generate fewer trips than the uses analyzed in the approved TIA.

The 7th Edition is an up-to-date version of the Trip Generation Manual and is currently being requested by the City in all other traffic impact analyses throughout the City. However, we recognize that in Section 2.3.2 of the Transportation Criteria Manual (TCM) the 5th Edition is referenced to be used. The trip generation for the proposed land uses assuming the 5th Edition rates is shown in Exhibits 1 and 2 in Attachment 1. When compared to Tables 4 and 6, the 5th Edition would not change the results or recommendations of this addendum.

Table 2.
Unadjusted daily and peak hour trip generation for the land uses in the Approved TIA

Land Use	Size (SF)	24 Hour Two- Way Volume	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Free-Standing Discount Superstore	206,325	10,153	194	186	392	406
Specialty Retail Center	36,000	1,596	0	0	44	54
Shopping Center	158,019	12,864	186	119	567	613
Recreation Community Center	17,835	408	18	11	9	21
Ice Skating Rink	23,500	586	0	0	23	33
Total		25,607	398	316	1,035	1,127

Table 3.
Unadjusted daily and peak hour trip generation for the land uses in June 2006 Letter

Land Use	Size (SF)	24 Hour Two- Way Volume	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Free-Standing Discount Superstore	225,085	11,076	212	203	428	443
Specialty Retail Center	43,327	1,920	0	0	52	65
Shopping Center	73,172	5,543	79	51	245	265
Pharmacy with drive-thru	14,490	1,277	22	17	61	64
Health Fitness Club	7,805	257	4	5	16	15
Ice Skating Rink	25,321	630	0	0	25	35
Recreation Community Center	30,000	686	30	19	14	35
High Turnover Restaurant (Veranda)	5,465	695	33	30	36	23
Total	424,665	22,084	380	325	877	946

Table 4.
Unadjusted daily and peak hour trip generation for the Proposed Land Uses

Land Use	Size (SF)	24 Hour Two-Way Volume	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Free-Standing Discount Superstore	192,000	9,448	212	203	434	451
Specialty Retail Center	38,145	1,691	0	0	45	58
Shopping Center	85,072	6,114	87	55	270	293
Pharmacy with Drive Thru	14,469	1,276	22	16	61	64
Health Fitness Club	8,664	285	4	6	18	17
Ice Skating Rink	25,321	630*	0	0	27	33
Recreation Community Center	20,000	458	20	13	10	23
High Turnover Restaurant (Veranda)	5,505	700	33	30	37	23
Total		20,602	378	323	902	962

* Based on PM peak hour trips.

Table 5.
Adjusted daily and peak hour trip generation for the land uses in the Approved TIA

Land Use	Size (SF)	24 Hour Two-Way Volume	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Free-Standing Discount Superstore	206,325	7,154	137	131	276	286
Specialty Retail Center	36,000	896	0	0	24	30
Shopping Center	158,019	7,218	104	67	318	344
Recreation Community Center	17,835	408	18	11	9	21
Ice Skating Rink	23,500	586	0	0	23	33
Total		16,262	259	209	650	714

Table 6.
Adjusted daily and peak hour trip generation for the Proposed Land Uses

Land Use	Size (SF)	24 Hour Two-Way Volume	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Free-Standing Discount Superstore	192,000	6,666	150	143	306	318
Specialty Retail Center	38,145	948	0	0	26	32
Shopping Center	85,072	3,430	49	31	152	164
Pharmacy with Drive Thru	14,469	1,085	19	14	52	54
Health Fitness Club	8,664	243	4	5	15	15
Ice Skating Rink	25,321	630	0	0	27	33
Recreation Community Center	20,000	458	20	13	10	23
High Turnover Restaurant (Veranda)	5,505	392	20	19	19	12
Total		13,852	262	225	607	651

The analysis was also revised to reflect the revision in buildout year from 2007 to 2008. Background traffic from the proposed Huntsman Tract development and Infiniti dealership developments was included in the analysis in addition to the background traffic assumed in the approved TIA. The existing ABC Bank and Schlotsky's Deli are the out-parcels that have to use the Northcross driveways and will remain after the redevelopment; therefore, have also been included in the analysis. This addendum updates the analysis of the area intersections included in the approved TIA. The results of the analysis are summarized in Table 7.

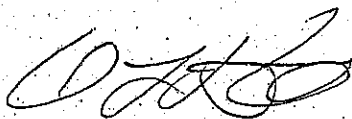
Table 7.
Intersection Level of Service

Intersection	2005		2008 Forecasted		2008 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
Burnet Road and W. Anderson Lane	D	D	D	D	D	D
Burnet Road and Northcross Drive	A	B	A	B	B	B
Burnet Road and Richcreek Road	A	A	A	A	A	A
Northcross Drive and W. Anderson Lane	A	A	A	A	A	B
Rockwood Lane and W. Anderson Lane	B	B	B	B	B	B
Driveway A and W. Anderson Lane	A	A	A	A	A	A
Driveway B and W. Anderson Lane	A	A	A	B	B	B
Burnet Road and Driveway C	A	A	A	A	A	A
Burnet Road and Driveway D	A	A	A	A	A	A
Driveway E and Northcross Drive	A	A	A	A	A	A
Northcross Drive and Foster Lane/Driveway F	A*	A*	A*	A*	A*	A*

**LOS based on Simtraffic*

As shown in Table 7, all study area intersections operate at acceptable levels of service during both the AM and PM peak periods assuming existing intersection geometry and signal timing optimization. Upon review of this information, please contact me if you have any questions.

Sincerely,



D. Lance Hartland, P.E., AICP

Project Manager

ATTACHMENT 1Trip Generation for the Proposed Land Use Assuming ITE 5th Edition Rates**Exhibit 1.***Unadjusted daily and peak hour trip generation for the Proposed Land Uses*

Land Use	Size (SF)	24 Hour Two-Way Volume	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Free-Standing Discount Superstore	192,000	13,465	49	49	342	316
Specialty Retail Center	38,145	1,551	117	127	107	81
Shopping Center	85,072	6,388	93	55	296	296
Pharmacy with Drive Thru	14,469	1,276**	22**	16**	61**	64**
Health Fitness Club	8,664	285**	1	1	22	15
Ice Skating Rink	25,321	630*	0**	0**	27**	33**
Recreation Community Center	20,000	457**	13	8	8	20
High Turnover Restaurant (Veranda)	5,505	1,131	43	43	48	41
Total		25,203	338	299	911	866

* Based on PM peak hour trips

** Based on 7th Edition ITE rates, as no 5th Edition rates are available.**Exhibit 2.***Adjusted daily and peak hour trip generation for the Proposed Land Uses*

Land Use	Size (SF)	24 Hour Two-Way Volume	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Free-Standing Discount Superstore	192,000	9,500	35	35	242	223
Specialty Retail Center	38,145	870	66	71	60	45
Shopping Center	85,072	3,584	52	31	166	166
Pharmacy with Drive Thru	14,469	1,085**	19**	14**	52**	54**
Health Fitness Club	8,664	242**	1	1	19	13
Ice Skating Rink	25,321	630**	0**	0**	27**	33**
Recreation Community Center	20,000	457**	13	8	8	20
High Turnover Restaurant (Veranda)	5,505	633	26	26	25	21
Total		17,001	212	186	599	575

** Based on 7th Edition ITE rates, as no 5th Edition rates are available