

MD M. Hossain

From: Giancarlo G. Patino
Sent: Monday, March 02, 2015 4:45 PM
To: Jude (langle4@msn.com)
Cc: Travis D. Askey; Collins, Kerri (collinskm@pbworld.com); Zamarripa, Ricardo
Subject: RE: HCI TIA
Attachments: HCI - PM Peak Hour Comparison.pdf

Jude-

Below is the City's position after having Kerri reviewed the updated trip generation provided by Jude on behalf of HCI developer and TIA engineers (Klotz).

We already agreed upon the land use. Both land uses have very small databases (limited number of locations were counted to produce the statistics) and, as such, both are questionable. In addition, both uses are based on sites that are 50,000 SF or less in size. This proposed use is over 130,000 SF which again relates to the validity of the statistics.

The applicant/developer has the option of performing counts at an existing similar use. Applicant mentioned there is nothing similar. Given the circumstance, the standard practice is to use the most conservative available data, which Klotz did. For all we know, it could be underestimating the use. Additionally, the analysis did not change since the first submittal. The impacts were identified at both intersections and the LOS was unchanged.

The applicant/developer may use this approach to in order to address mitigation or exception for such improvements or pro-rata share costs for public improvements which we are pending estimates for said intersections.

Sincerely,

Giancarlo G. Patino, P.E., CFM
City Engineer
(512) 767 6672

-----Original Message-----

From: Travis D. Askey
Sent: Friday, February 27, 2015 10:17 AM
To: Collins, Kerri (collinskm@pbworld.com)
Cc: Giancarlo G. Patino
Subject: HCI TIA

Good morning, maam -

We met with HCI team this morning and they provided this attachment. We realize Klotz will be updating info but wanted to be sure you saw this ASAP. They'll be preparing a cover letter summary today which they'll be e-mailing. Certainly understand this adds another wrinkle to what has already been a challenging submittal. As always, we really appreciate all your work on our behalf.

Travis

Hill Country Indoor Sports & Recreation
Structure Breakdown Per ITE Common Trip Generation Rates
PM Peak Hour

Area	Square Footage	Unit of Measure	Total Units	492 Health/ Fitness Club	493 Athletic Club
				Trips Per Unit = 3.53	Trip Per Unit = 5.96
Building #1 - Fitness Rooms / Basketball / Apparatus Equipment	15,578 Sq.Ft.	1,000 Sq.Ft.	15.58	54.98	
Building #1 - Mid-Floor Equipment Storage	6,452 Sq.Ft.	1,000 Sq.Ft.	6.45	22.77	
Building #1 - Retail Space / Elevator Lobby	2,540 Sq.Ft.	1,000 Sq.Ft.	2.54	8.97	
Building #2 - Concessions / Entry	3,912 Sq.Ft.	1,000 Sq.Ft.	3.91		23.24
Building #2 - Basketball / Volleyball	14,368 Sq.Ft.	1,000 Sq.Ft.	14.37		85.65
Building #2 - Open Space - Lounge	3,134 Sq.Ft.	1,000 Sq.Ft.	3.14		18.71
Building #3 - Basketball / Volleyball	14,368 Sq.Ft.	1,000 Sq.Ft.	14.37		85.65
Building #3 - Mixed Use Turf	9,114 Sq.Ft.	1,000 Sq.Ft.	9.12		54.36
Building #4 - Soccer Field	19,840 Sq.Ft.	1,000 Sq.Ft.	19.84		118.25
Building #4 - Administration / Manager Offices / Storage	2,416 Sq.Ft.	1,000 Sq.Ft.	2.42		14.42
Building #1 - Fitness Center	9,000 Sq.Ft.	1,000 Sq.Ft.	9.00	31.77	
Building #1 - Crossfit / Cycling Rooms / Storage Closets	3,864 Sq.Ft.	1,000 Sq.Ft.	3.86	13.62	
Building #2 - Trainer Offices / Treatment Rms. / Equipment Storage	2,667 Sq.Ft.	1,000 Sq.Ft.	2.67	9.43	
Building #3 & #4 Running Track	16,000 Sq.Ft.	1,000 Sq.Ft.	16.00	56.48	
Building #4 - Lower Level Batting Cages	5,000 Sq.Ft.	Cages	5.00	4 @ 2.22=8.88	
Project Total Square Footage:	128,253 Sq.Ft.		128.25	206.9	380.28
Summary			128.25 x 5.96 764.39 PM Peak Hour	206.9 + 380.28 = 587.18 PM Peak Hour	

Current Model (Correct Sq.Ft.) Actual Use Model

PM Peak Hour	Project Size	PM Peak Hour Trip Generation Land Use trips per unit x Project Size	Difference from Report
Current TIA Project Sizing	134.32	801	-
Correct Square Footage TIA Project Sizing	128.25	764.39	36.61 - 4.5%
Actual Multi-Use Sizing	128.25	587.18	213.82 - 26.7%