



MEMO

TO: Travis Askey, City Manager, City of Bee Cave
FROM: Kerri Collins, PE, PTOE, LEED AP
SUBJECT: Hill Country Indoor – TIA Review Timeline
DATE: June 21, 2017

HILL COUNTRY INDOOR TIMELINE

WSP (formerly WSP | Parsons Brinckerhoff) was retained by the City of Bee Cave to provide review services for this application. Below is a table containing the items reviewed, descriptions, key issues and dates of those reviews in reverse order – latest to oldest.

	Date	Item	Author	Description	Major Issues
1	4/28/17	WSP Memo	K. Collins	Memo regarding changes in land use program; city not requiring TIA revision but contribution towards intersection mitigation	New uses may generate unaccounted for trips; prior use created impacts; need corrected pro rata share calc's; need corrected cost estimates
2	4/5/2017	PDD Ammendment Requested	Miller Gray	Amendment Requested	Adding parking garage, changes in land use program; Sf remains the same but uses could generate additional trips
3	4/2015	HCI TIA Revised, 4 th Submission	Klotz	Revised following Council Meeting; WSP was not asked to review	Removed mitigation at 2 intersections, included right and left turn decel lanes
4	3/24/15	City Council Meeting re: HCI Application	NA	Attended to provide info and respond to questions.	Council waived mitigation at 2 intersections but required left and right turn lane improvements at driveway/Skaggs.
5	3/19/15	HCI Response Memo		Responding to comments sent by City on 3/18/15	Cost estimates are construction cost only;
6	3/18/15	WSP Memo	K. Collins	Memo to address issues brought up at City Council Meeting & to review HCI	Left and right turn decel lane design; Need mitigation for SH

Date	Item	Author	Description	Major Issues
			TIA 3 rd Submission dated March 2015	<p>71/BCP</p> <p>Mitigation at RM 620/BCP should not be restriping but should require construction of 2nd left turn lane</p> <p>Cost estimates seem low; do not include ROW or utility relocation, may not include widening on both sides of intersection.</p>
7	3/10/15	City Council Meeting re: HCI Application	NA	
8	March 2015	HCI TIA 3 rd Submission	E. Shelton	<p>Revised to include reduced trip gen using 2 LUC and 128,253 SF</p> <p>Impacts at:</p> <ul style="list-style-type: none"> - SH 71 & BCP - RM 620 & BCP
9	3/2/15	Memo Re: HIC TIA Pro-Rata Share	E. Shelton	<p>Provided pro-rata share for improvements at 3 intersections</p> <p>Review indicated pro rata calc for RM620/BCP did not use highest peak hour volume. Should be 33% not 10%. Cost estimates seemed too low and not inclusive of utility, survey, ROW and widening on both sides of intersections.</p>
10	2/27/15	Email with Revised Land Use Table	Jude Langle	<p>New calculation of Trip Generation using different land use codes – Health/Fitness Club, Athletic Club</p> <p>Reduced Trip Gen by 27% in PM and 5% in AM</p>
11	February 24, 2015	WSP Comments Memo following meeting with city & applicant on 2/19/2015	K. Collins	<p>WSP prepared new comments based on items addressed during the meeting.</p> <ul style="list-style-type: none"> - Right and left turn decel lane design; - mitigation needed for Hamilton Poole/BCP; - mitigation needed for RM 620/BCP;
12	February 17, 2015	Planning & Zoning Commission	NA	

	Date	Item	Author	Description	Major Issues
13	February 12, 2015	WSP Responses to 1/21/15 Memo	K. Collins	Provided responses to Memo and reviewed Updated TIA dated January 2015	Decel lane design; Corrections needed before analysis results could be reviewed.
14	January 21, 2015	HCI Response Memo	Klotz	Responses to WSP comments	Decel lane design still an issue
15	January 2015	HCI TIA 2 nd Submission	Klotz	Revised analysis but retained Trip Gen – 134,320 SF Athletic Club LUC 493	Identified impacts at: - SH 71 & BCP - RM 620 & BCP Disagreed with decel lane design
16	December 2014	WSP Responses	K. Collins	Provided responses inserted in Klotz comment memo	Need TIA to review; design of right and left turn decel lanes;
17	December 2014	HCI Response Memo	Klotz	Response to WSP comments from 11/2014	Responses indicated report would be revised to address major comments.
18	November 2014	WSP TIA Review Memo	K. Collins	Review comments on 10/2014 TIA	Impacts at RM 620 & BCP Left and right turn lanes at Skaggs Requested Trip Gen details
19	October 2014	HCI TIA	E. Shelton	Assumed 134,320 SF Athletic Club (LUC 493)	

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