



MEMORANDUM

TO: Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Sheri Gallo, District 10
Council Member Leslie Pool, District 7

CC: Marc A. Ott, City Manager
Robert Goode, P.E., Assistant City Manager

FROM: Robert Spillar, P.E., Director
Austin Transportation Department 

DATE: September 14, 2015

SUBJECT: Grove at Shoal Creek Development Southeast of W 45th Street / Bull Creek Road
– Potential Traffic Issues

MileStone Community Builders has proposed a mixed-use development on an approximately 75-acre parcel located at the southeast corner of W 45th Street and Bull Creek Road within the City of Austin. The proposed mixed-use development consists of single and multi-family residential units, specialty retail, supermarket, medical offices, and restaurants. A Traffic Impact Analysis (TIA) was submitted by the applicant that attempted to assess potential impacts of the additional traffic from the proposed development on the adjacent transportation infrastructure. The TIA also attempted to identify improvements required to accommodate the additional traffic within the adjacent transportation system.

Austin Transportation Department (ATD) reviewed the TIA and does not concur with the applicant's assessment of potential traffic concerns and suggested mitigation improvements associated with the proposed development. Specifically, the improvements proposed at W 45th Street and Bull Creek Road are not adequate to accommodate post-development traffic with the level of safety and operation that are sought by the City Traffic Engineer. It is staff's opinion that the TIA is not adequate to demonstrate that the potential impacts can be mitigated or accommodated on the mobility network. The TIA needs a more sophisticated traffic simulation modal to develop a better understanding of potential impacts.

The TIA did not address the following concerns that have impacts to the surrounding transportation system. Some of these shortcomings were included but not evaluated in the original TIA scope and others became evident after the developer's initial TIA submission:

- Continuous east-west pedestrian and bicycle infrastructure on the north and south sides of W 45th Street, either behind the existing curb or behind existing houses on the south side of W 45th Street, secured with a public access easement on the project site.
- A pedestrian and bicycle connection across Shoal Creek, between the project site and the State Records Center located at 4400 Shoal Creek Boulevard State.
- An accessible pedestrian route between the project site and Bryker Woods Elementary School, the area's designated public school located at 3309 Kerbey Lane.

- Impacts to the transportation system from a driveway located at 2627 W 45th Street. The applicant acquired this residential property as a possible additional access to the project site but has not demonstrated the benefits or impacts they may be caused by this option.
- The ability for single-unit trucks to negotiate the proposed adjacent northbound left-turn lanes from Bull Creek Road to W 45th Street.
- The proposed route for trucks to access locations west of the project site if they are unable to egress the project site using W 45th Street.
- The potential traffic impacts to the intersections of Bull Creek Road/Jefferson Street and W 35th Street/Jefferson Street.

Unless the applicant acknowledges the potential traffic impacts from the proposed development on the adjacent roadway system and agrees to implement or pay for traffic mitigation, ATD remains unsupportive of the proposed development due to potential traffic concerns.

Another option to mitigate potential traffic impacts would be to reduce the intensity of the proposed development. ATD would expect the applicant to define the resulting level of development based on a revised TIA, should this be the preferred way forward.

In order to accommodate the additional traffic from the proposed development, ATD has offered a number of mitigation concepts that should be further considered by the proposer:

- Four-lane cross section of W 45th Street with additional eastbound and westbound single left-turn lanes at Bull Creek Road.
- Dual left-turn lanes, one through lane, and a single right-turn lane on the northbound approach of Bull Creek Road at W 45th Street. Significant right-of-way (ROW) acquisition on the northeast corner of this intersection to implement these improvements and provide safe lane alignment across the intersection may be required and should be the responsibility of the developer to obtain.
- Alternate intersection design and/or change of operations at the intersection of W 45th Street and Shoal Creek Boulevard to accommodate potential impacts.

ATD's mission is to deliver a safe, reliable, and sustainable transportation system that enhances the environment and economic strength of the region. We will continue to work with the applicant to define a successful project at this site that minimizes the negative impact to mobility and the surrounding community. To do this, we require sufficient technical analysis as would be provided via a competent revised TIA and therefore continue to request revision from the proposer.

Please let us know if you need additional information.

cc: Gordon Derr, P.E., Assistant Director, Austin Transportation Department
George Adams, Assistant Director, Development Services Department