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## MEMORANDUM

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**Date:** ~~May 21, 2021~~ **October 11, 2021**  
**To:** Ravali Kosaraju, P.E., PTOE, WGI Engineering  
**CC:** Curtis Beaty, P.E., Bryan Golden, Jayesh Dongre  
Austin Transportation Department  
Kate Clark, Housing and Planning Department  
**Reference:** 200 Academy  
Transportation Impact Analysis Final Memo - **REVISED**  
C14-2020-0147

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**Note:** The purpose of this revision is to include the COVID-19 adjustment factors in this memo that were applied to the traffic counts in the TIA.

**Summary of the Transportation Impact Analysis (TIA):**

The Austin Transportation Department (ATD) has reviewed the "200 Academy TIA" dated July 31, 2020 and subsequent updates received on November 25, 2020, January 29, 2021, March 26, 2021, April 29, 2021, and October 7, 2021 prepared by WGI Engineering. The 200 Academy TIA and all amendments thereto are collectively referred to herein as the "TIA". The proposed 200 Academy development is located on the northwest corner of Academy Drive and Melissa Lane in Austin, shown in Figure 1 below.

The proposed project is anticipated to be completed by 2023 and would consist of 60,000 square feet of General Office, 4,000 square feet of Shopping Center, 8,000 square feet of High-Turnover Restaurant, 120 dwelling units of Multi-Family (Low-Rise) housing, 4,000 square feet Museum, and a 10,000 square feet Music Venue.

A Neighborhood Traffic Analysis, prepared by WGI Engineering, was also required for this site and can be found in Appendix A.

Below is a summary of our review findings and recommendations:

1. The applicant shall design and construct the improvements identified in Table 2b below and in Figure 2 prior to issuance of a temporary certificate of occupancy (TCO) or certificate of occupancy (CO) at the time of the first site development permit. **Note:** Cost estimates *should not* be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
2. A fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 2a, totaling \$5,000, prior to issuance of the first site development permit.

3. The applicant shall provide an electronic copy of the final, updated version of the TIA report, including all supplemental documents, before 3<sup>rd</sup> reading.
4. City of Austin staff reserves the right to reassign any or all the funding to one or more of the improvements identified in the TIA.
5. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of the traffic counts in the TIA or the date of this memo, whichever comes first, after which a revised TIA or addendum may be required.
6. The findings and recommendations of the TIA included in this memo are based on the land use, intensity, associated traffic information and analyses and phasing of the development considered in the TIA. Should any of these assumptions change, the applicant may need to complete a new TIA, or update the TIA as required by code at the time of site plan application.
7. Street Impact Fee Ordinances 20201220-061 [<https://www.austintexas.gov/edims/document.cfm?id=352887>] and 20201210-062 [<https://www.austintexas.gov/edims/document.cfm?id=352739>] have been adopted by City Council and are effective as of December 21, 2020. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022. For more information please visit the Street Impact Fee website [[austintexas.gov/streetimpactfee](https://austintexas.gov/streetimpactfee)].



Figure 1: Site Location



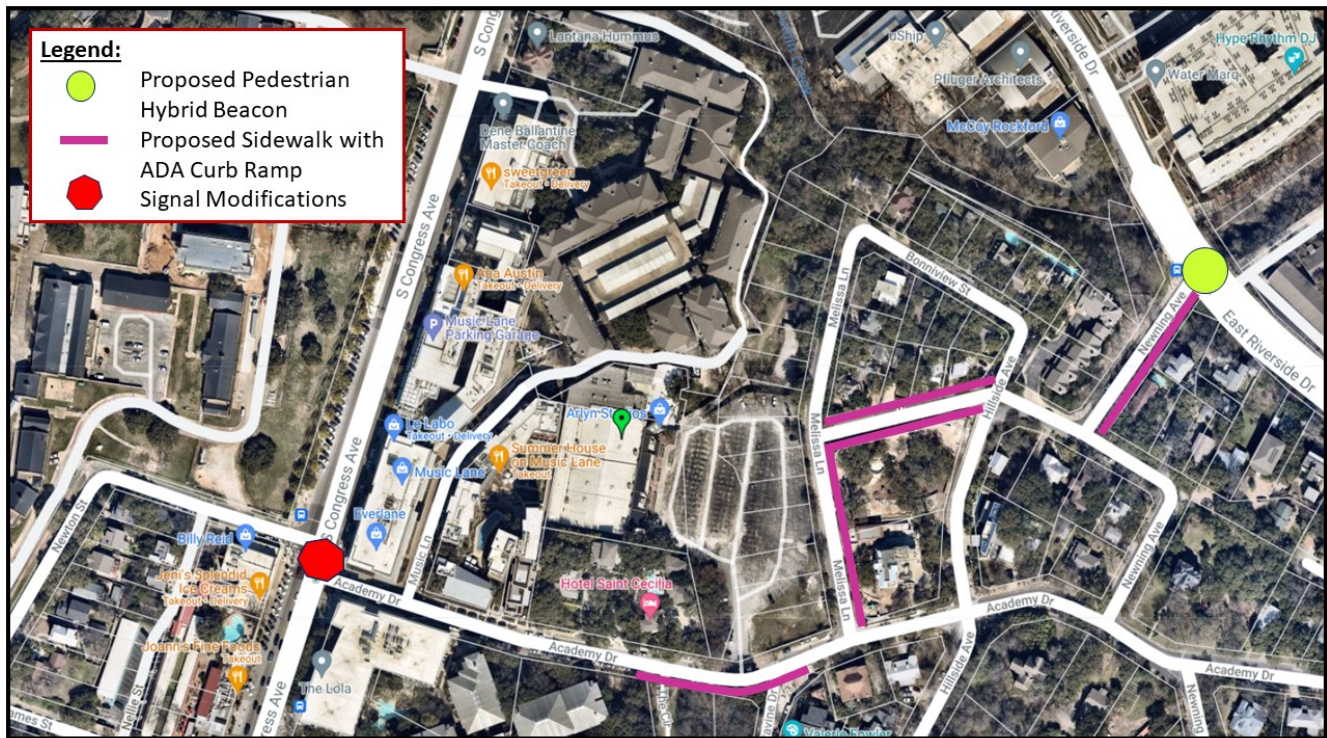


Figure 2: Transportation Mitigation Locations

#### Assumptions:

1. The TIA assumes that the development will be completed by 2023.
2. The project will have two access points: the primary driveway will exist along Academy Drive across from Ravine Drive and will serve all land uses. A second driveway will exist on Melissa Lane just north of the intersection with Le Grande Avenue that will provide access to the residential units only and will not have any parking provided for other land uses.
3. Based on TxDOT Traffic Count Database System (TCDS), a 2% annual growth rate was assumed to account for the increase in background traffic.
4. ~~Various growth factors were calculated to account for COVID-19 traffic conditions.~~  
The following adjustment factors were used to account for a decrease in the normal traffic volumes due to restrictions associated with the COVID-19 pandemic:  
AM Peak – 1.65 or a 65% increase  
PM Peak – 1.50 or a 50% increase
5. Transportation Demand Management (TDM) measures would reduce vehicle trips by 30%. A robust TDM plan will be submitted at the time of first site plan.
6. Listed below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted site traffic:
  - a. The Magdalena Hotel: SP-2015-0345CT(R1)
  - b. 425 Riverside PUD: SP-2017-0494C
7. It should be noted that during this review, Capital Metro's Project Connect Plan was adopted and the design of all the rail lines are currently in progress. The design of Project Connect, particularly the Orange Line, might potentially affect traffic operations along South Congress Avenue and at Academy Drive. This may affect the

operational assumptions contained in this TIA. ATD may require additional analysis at time of site plan if Project Connect's plans become more refined and alter traffic patterns along South Congress at the Academy Drive intersection.

8. At the time of first site plan, the following must be submitted for ATD's review and approval: a TDM plan, a traffic control plan for the music venue, the location of on-site TNC pick-up/drop-off, driveway design at Academy Drive that includes vehicle and truck turning templates, the location of for loading/unloading activities, and a final internal circulation design.

### **Proposed Conditions:**

#### **Trip Generation and Land Use**

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition), the development will generate approximately 3,933 unadjusted average daily vehicles trips (ADT) at full build out.

ITE Trip Generation Manual (10<sup>th</sup> Edition) does not capture the trip generation for music venue and museum as land uses, therefore, local data was used for these land uses.

Due the significant number of vehicle trips and the anticipated traffic load on the roadway network, the applicant has committed to a Transportation Demand Management (TDM) Plan to reduce their site vehicle trips by 30%.

Table 1 shows the adjusted trip generation after existing trips and TDM reductions.

<b>Table 1: Adjusted Trip Generation</b>						
<b>ITE Code</b>	<b>Proposed Land Use</b>	<b>Size / Unit</b>		<b>24-Hour Two Way Volume (Approx.)</b>	<b>AM</b>	<b>PM</b>
710	General Office	60,000	SF	646	83	70
820	Shopping Center	4,000	SF	674	154	50
932	High-Turnover Restaurant	8,000	SF	897	80	78
220	Multifamily Housing (Low Rise)	120	DU	866	57	69
*	Music Venue	10,000	SF	650	0	65
*	Museum	4,000	SF	200	0	20
<i>Unadjusted Trips</i>				<i>3,933</i>	<i>374</i>	<i>352</i>
<i>Existing Trips</i>				<i>(593)</i>	<i>(78)</i>	<i>(64)</i>
Subtotal				<i>3,340</i>	<i>296</i>	<i>288</i>
<i>TDM Reduction (30%)</i>				<i>(1,002)</i>	<i>(89)</i>	<i>(86)</i>
<b>Total Adjusted Trips</b>				<b>2,338</b>	<b>207</b>	<b>202</b>

Note: \* marked denotes Local data used

### **Transportation Demand Management (TDM)**

The applicant has committed to a 30% TDM reduction to meet certain vehicle trip reduction targets. In the TDM plan, the applicant has identified several measures that could be incorporated with the site to achieve the targeted vehicle trip reduction. The applicant identified the following key TDM measures to reach the reduction target:

- Transit Elements (up to 7%)
- Pedestrian Access and Connectivity (5%)
- Bicycle Access and Connectivity (5%)
- Bicycle Parking (0.5%)
- Showers & Lockers (0.5%)
- Unbundled Parking (6%)
- Limit Parking Supply (6%)
- TDM Coordinator (1%)
- TMA Membership (3%)

The applicant has the flexibility to pick and choose other relevant TDM measures at the time of site plan.

**Summary of Recommended Improvements:**

<b>Table 2a: Recommended Improvements (Fee-in-Lieu)</b>				
<b>Intersection</b>	<b>Improvement</b>	<b>Cost</b>	<b>Developer's Share %</b>	<b>Developer's Share \$</b>
South Congress Ave & Academy Dr/Nellie St	Signal Modifications	\$5,000	100%	\$5,000
<b>Total</b>		<b>\$5,000</b>	<b>-</b>	<b>\$5,000</b>
<b>Table 2b: Recommended Improvements (Construction)</b>				
<b>Intersection</b>	<b>Improvement</b>	<b>Cost</b>	<b>Developer's Share %</b>	<b>Developer's Share \$</b>
East Riverside Dr & Newning Ave	Pedestrian Hybrid Beacon (PHB)	\$150,000	100%	\$150,000
Le Grande Ave (north) from Melissa Ln to Hillside Ave  Le Grande Ave (south) from Melissa Ln to Hillside Ave  Melissa Ln (east) from Le Grande Ave to Academy Dr  Newning Ave (east) from E Riverside Dr to Le Grande Ave  Academy Dr (south) from ±200 ft west of Ravine Dr to ±50 ft east of Ravine Dr	Approximately 1,580 LF of 5 ft wide sidewalk construction	\$189,600	100%	\$189,600
<b>Total</b>		<b>\$339,600</b>	<b>-</b>	<b>\$339,600</b>

If you have any questions or require additional information, please contact me at 512-974-4073.

A handwritten signature in black ink that reads "Nazlie Saeedi". The signature is written in a cursive style with a large, stylized 'N' and 'S'.

Nazlie Saeedi, P.E.  
Austin Transportation Department



## Appendix A – Neighborhood Traffic Analysis



Neighborhood Traffic Analysis

# **200 Academy in Austin, Texas**

Prepared for:  
Spearhead Properties, LLC

Submitted to:  
City of Austin

May 7, 2021



32205905.00



The following letter summarizes the neighborhood traffic analysis (NTA) near the proposed 200 Academy project located at 200 Academy Drive in Austin, TX. WGI has collected 24-hour, bi-directional tube counts at three locations:

- Academy Drive between Music Lane and Ravine Drive
- Le Grande Avenue west of Hillside Avenue
- Newning Avenue between Le Grande Avenue and East Riverside Drive
- Melissa Avenue between Le Grande Avenue and Bonniview Street

We have also estimated trip generation per the provided site plan and land uses included in the proposed development project. Finally, these potential trips are distributed to the roadway network based on volumes obtained in the data collection.

## DATA COLLECTION

WGI collected 24-hour, bi-directional tube counts on Le Grande Avenue, Newning Avenue and Melissa Avenue on Tuesday, July 21, 2020. Tube counts on Academy Drive were collected on Tuesday, March 23, 2021. Since these tube counts were collected during the COVID-19 pandemic, an adjustment was made in order to account for the atypical/low volumes. This methodology was suggested by the Austin Transportation Department.

- AM Peak Hour: Tube Count / (1-65%)
- PM Peak Hour: Tube Count / (1-50%)
- Daily: Tube Count / (1-57.5%)

The count data are included as **Attachment 1** and are summarized in **Table 1** the four roadways. **Attachment 2** provides a concept plan for the project.

Melissa Avenue currently serves zero driveways between Le Grande Avenue and Academy Drive and has 30 feet of pavement. Melissa Lane has two unstriped lanes with curb and gutter, no sidewalk on the east and west side. Academy Drive provides a signalized access from South Congress with a pavement width of approximately 35 feet; however only westbound left-turn movements are allowed for vehicles turning from Academy Drive. Academy Drive has two unstriped lanes, sidewalk gaps on the north and south side. Le Grande Avenue west of Hillside Avenue is a small neighborhood roadway serving three single-family home driveways and connects Hillside Avenue to Melissa Avenue. Newning Avenue provides right-in, right-out access to East Riverside Drive.

**TABLE 1: DATA COLLECTION SUMMARY**

Time	Direction	Le Grande Avenue		Newning Avenue		Melissa Avenue		Academy Drive	
		Volume	Time	Volume	Time	Volume	Time	Volume	Time
Daily <sup>1</sup>	EB/NB	132	-	1087	-	47	-	1198	-
	WB/SB	144	-	958	-	85	-	1228	-



**TABLE 1: DATA COLLECTION SUMMARY**

Time	Direction	Le Grande Avenue		Newning Avenue		Melissa Avenue		Academy Drive	
		Volume	Time	Volume	Time	Volume	Time	Volume	Time
AM Peak Hour	EB/NB	9	8:00 – 9:00	50	7:00 – 8:00	2	8:00 – 9:00	103	8:00 – 9:00
	WB/SB	14	AM	47	AM	5	AM	63	AM
PM Peak Hour	EB/NB	3	5:00 – 6:00	43	5:00 – 6:00	2	4:00 – 5:00	58	4:00 – 5:00
	WB/SB	5	PM	56	PM	2	PM	82	PM

Notes:

1. These traffic counts were adjusted by a City-approved factor as they were collected during the COVID-19 pandemic.

Source: WGI, 2020.

## PROJECT TRIP GENERATION

The project would include approximately 60,000 square feet of office space, 4,000 square feet of retail, 8,000 square feet of restaurant space, 120 dwelling units of multifamily housing, a 4,000 square foot museum and a 10,000 square foot music venue. The Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition) was used to develop trip generation estimates for the proposed use. A 54,945 square-foot office space building currently exists on the Project site location. This existing land use amounts to 593 daily trips, with 78 occurring during the AM peak hour and 64 occurring during the PM peak hour. Trip generation estimates are summarized below in **Table 3**.

**TABLE 3: TRIP GENERATION ESTIMATES**

Description	Land Use	ITE Code	Units	Daily	Weekday AM Peak			Weekday PM Peak		
				Total	In	Out	Total	In	Out	Total
Office	General Office	710	60,000 SQFT	646	71	12	83	11	59	70
Retail	Shopping Center	820	4,000 SQFT	674	95	59	154	24	26	50
Services	High-Turnover Restaurant	932	8,000 SQFT	897	44	36	80	48	30	78
Residential	Multifamily Housing Low-Rise	220	120 DU	866	13	44	57	44	25	69
Services	Music Venue	*	10,000 SQFT	650	0	0	0	33	32	65
-	Museum	*	4,000 SQFT	200	0	0	0	10	10	20
Existing Trips				-593	-67	-11	-78	-10	-54	-64
<b>Subtotal</b>				<b>3,340</b>	<b>156</b>	<b>140</b>	<b>296</b>	<b>160</b>	<b>128</b>	<b>288</b>
30% TDM Reduction				-1,002	-47	-42	-89	-48	-38	-86
<b>Total Trips</b>				<b>2,338</b>	<b>109</b>	<b>98</b>	<b>207</b>	<b>112</b>	<b>90</b>	<b>202</b>

Source: WGI, 2020.



## PROJECT TRIP DISTRIBUTION AND NTA DIAGRAMS

Access would be provided via one access to Academy Drive across from Ravine Drive and one access to Melissa Lane. It should be noted that the Melissa Lane access will be for residents only; all other patrons of the Project site will enter and exit via the Academy Drive access. **Table 4** shows the distribution to each of the two roads during the three time periods for both scenarios. These percentages were derived by calculating the average of AM entering and exiting volumes and PM entering and exiting volumes at the site driveway on Melissa Lane. It should be noted that some residential traffic is anticipated to enter and exit via Academy Drive. This is reflected in the trip distribution shown in Table 4. **Attachment 3** provides a general map of the area. **Table 5** shows the change in traffic along Melissa Lane by comparing the existing traffic to the addition of the proposed site traffic. To be conservative, all residential traffic has been assumed to be entering and exiting via Melissa Lane in order to depict the highest traffic volume anticipated on Melissa Lane.

**TABLE 4: TRIP DISTRIBUTION**

Roadway	Trip Distribution by Percent
Melissa Avenue	22%
Academy Drive	78%
<b>TOTAL</b>	<b>100%</b>

Source: WGI, 2020.

**TABLE 5: CHANGE IN TRAFFIC**

Roadway	Existing Traffic (vpd)	Proposed New Site Traffic (vpd)	Overall Traffic (vpd)	Percentage Increase in Traffic
Melissa Lane	132	866	998	86.77%

Source: WGI, 2020.

According to Section 25-6-116 of the Land Development Code, streets which have pavement width between 30 feet and 39 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,800 vehicles per day. Melissa Lane is currently operating at a desirable level and will continue to do so with the addition of the proposed site traffic.

**Attachments 4A, 4B, and 4C** show the existing counts and trip distribution for Academy Drive, Melissa Lane, Le Grande Avenue and Newning Avenue for daily trips and during the AM and PM peak hours.



Please contact me at (512) 582-5569 or [ravali.kosaraju@WGIInc.com](mailto:ravali.kosaraju@WGIInc.com) with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ravali'.

Ravali Kosaraju, P.E., PTOE  
Mobility Market Leader

#### **Attachments**

- Attachment 1 – Traffic Count Data
- Attachment 2 – Concept Plan
- Attachment 3 – Project Area
- Attachment 4A – NTA Diagram (Daily Trips)
- Attachment 4B – NTA Diagram (AM Peak Hour)
- Attachment 4C – NTA Diagram (PM Peak Hour)

Type of report: Tube Count - Volume Data

LOCATION: Le Grande Ave west of Hillside Ave						QC JOB #: 15254402				
SPECIFIC LOCATION:						DIRECTION: EB				
CITY/STATE: Austin, TX						DATE: Jul 21 2020 - Jul 21 2020				
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		21 Jul 20				Hourly Traffic			Hourly Traffic	
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02:00 AM		0				0			0	
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11:00 PM		0				0			0	
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% Week Average	100%					100%				
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PM Peak Volume	2:00 PM 8					2:00 PM 8			2:00 PM 8	
Comments:										

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Volume Data






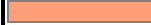












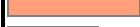



LOCATION: Le Grande Ave west of Hillside Ave							QC JOB #: 15254402			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Austin, TX							DATE: Jul 21 2020 - Jul 21 2020			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
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12:00 AM		0				0			0	
01:00 AM		0				0			0	
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% Week Average		100%				100%				
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PM Peak Volume		12:00 PM 7				12:00 PM 7			12:00 PM 7	
Comments:										

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)


























Type of report: Tube Count - Volume Data

LOCATION: Newning Ave between Le Grande and Riverside										QC JOB #: 15254403	
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CITY/STATE: Austin, TX										DATE: Jul 21 2020 - Jul 21 2020	
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11:00 PM		3				3			3		
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% Weekday Average		100%									
% Week Average		100%				100%					
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PM Peak Volume		1:00 PM 43				1:00 PM 43			1:00 PM 43		
Comments:											

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Volume Data

LOCATION: Newning Ave between Le Grande and Riverside										QC JOB #: 15254403	
SPECIFIC LOCATION:										DIRECTION: SB	
CITY/STATE: Austin, TX										DATE: Jul 21 2020 - Jul 21 2020	
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile	
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12:00 AM		2				2			2		
01:00 AM		2				2			2		
02:00 AM		3				3			3		
03:00 AM		0				0			0		
04:00 AM		8				8			8		
05:00 AM		3				3			3		
06:00 AM		18				18			18		
07:00 AM		24				24			24		
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11:00 AM		27				27			27		
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01:00 PM		29				29			29		
02:00 PM		24				24			24		
03:00 PM		26				26			26		
04:00 PM		20				20			20		
05:00 PM		35				35			35		
06:00 PM		24				24			24		
07:00 PM		26				26			26		
08:00 PM		18				18			18		
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11:00 PM		1				1			1		
Day Total		407				407			407		
% Weekday Average		100%									
% Week Average		100%				100%					
AM Peak Volume		11:00 AM 27				11:00 AM 27			11:00 AM 27		
PM Peak Volume		5:00 PM 35				5:00 PM 35			5:00 PM 35		
Comments:											

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Volume Data

LOCATION: Melissa Ave between Le Grande and Bonniview							QC JOB #: 15254404			
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CITY/STATE: Austin, TX							DATE: Jul 21 2020 - Jul 21 2020			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		21 Jul 20				Hourly Traffic			Hourly Traffic	
12:00 AM		0				0			0	
01:00 AM		0				0			0	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		1				1			1	<div></div>
05:00 AM		0				0			0	
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09:00 AM		3				3			3	<div></div>
10:00 AM		2				2			2	<div></div>
11:00 AM		2				2			2	<div></div>
12:00 PM		1				1			1	<div></div>
01:00 PM		2				2			2	<div></div>
02:00 PM		0				0			0	
03:00 PM		2				2			2	<div></div>
04:00 PM		1				1			1	<div></div>
05:00 PM		0				0			0	
06:00 PM		0				0			0	
07:00 PM		2				2			2	<div></div>
08:00 PM		1				1			1	<div></div>
09:00 PM		1				1			1	<div></div>
10:00 PM		0				0			0	
11:00 PM		0				0			0	
Day Total		20				20			20	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		9:00 AM 3				9:00 AM 3			9:00 AM 3	
PM Peak Volume		1:00 PM 2				1:00 PM 2			1:00 PM 2	
Comments:										

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)





















Type of report: Tube Count - Volume Data

LOCATION: Melissa Ave between Le Grande and Bonniview							QC JOB #: 15254404			
SPECIFIC LOCATION:							DIRECTION: SB			
CITY/STATE: Austin, TX							DATE: Jul 21 2020 - Jul 21 2020			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		21 Jul 20				Hourly Traffic			Hourly Traffic	
12:00 AM		0				0			0	
01:00 AM		0				0			0	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		0				0			0	
05:00 AM		0				0			0	
06:00 AM		2				2			2	<div></div>
07:00 AM		1				1			1	<div></div>
08:00 AM		2				2			2	<div></div>
09:00 AM		1				1			1	<div></div>
10:00 AM		0				0			0	
11:00 AM		6				6			6	<div></div>
12:00 PM		3				3			3	<div></div>
01:00 PM		4				4			4	<div></div>
02:00 PM		2				2			2	<div></div>
03:00 PM		1				1			1	<div></div>
04:00 PM		1				1			1	<div></div>
05:00 PM		0				0			0	
06:00 PM		5				5			5	<div></div>
07:00 PM		1				1			1	<div></div>
08:00 PM		4				4			4	<div></div>
09:00 PM		3				3			3	<div></div>
10:00 PM		0				0			0	
11:00 PM		0				0			0	
Day Total		36				36			36	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		11:00 AM 6				11:00 AM 6			11:00 AM 6	
PM Peak Volume		6:00 PM 5				6:00 PM 5			6:00 PM 5	
Comments:										

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)























Type of report: Tube Count - Volume Data

LOCATION: Academy Dr East of Music Ln										QC JOB #: 15389801
SPECIFIC LOCATION:										DIRECTION: EB
CITY/STATE: Austin, TX										DATE: Mar 23 2021 - Mar 23 2021
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		23 Mar 21				Hourly Traffic			Hourly Traffic	
12:00 AM		2				2			2	
01:00 AM		0				0			0	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		2				2			2	
05:00 AM		0				0			0	
06:00 AM		19				19			19	
07:00 AM		22				22			22	
08:00 AM		36				36			36	
09:00 AM		32				32			32	
10:00 AM		31				31			31	
11:00 AM		47				47			47	
12:00 PM		60				60			60	
01:00 PM		42				42			42	
02:00 PM		31				31			31	
03:00 PM		31				31			31	
04:00 PM		29				29			29	
05:00 PM		24				24			24	
06:00 PM		25				25			25	
07:00 PM		27				27			27	
08:00 PM		23				23			23	
09:00 PM		12				12			12	
10:00 PM		8				8			8	
11:00 PM		6				6			6	
Day Total	509					509			509	
% Weekday Average	100%									
% Week Average	100%					100%				
AM Peak Volume	11:00 AM 47					11:00 AM 47			11:00 AM 47	
PM Peak Volume	12:00 PM 60					12:00 PM 60			12:00 PM 60	
Comments:										

Report generated on 3/24/2021 11:52 AM

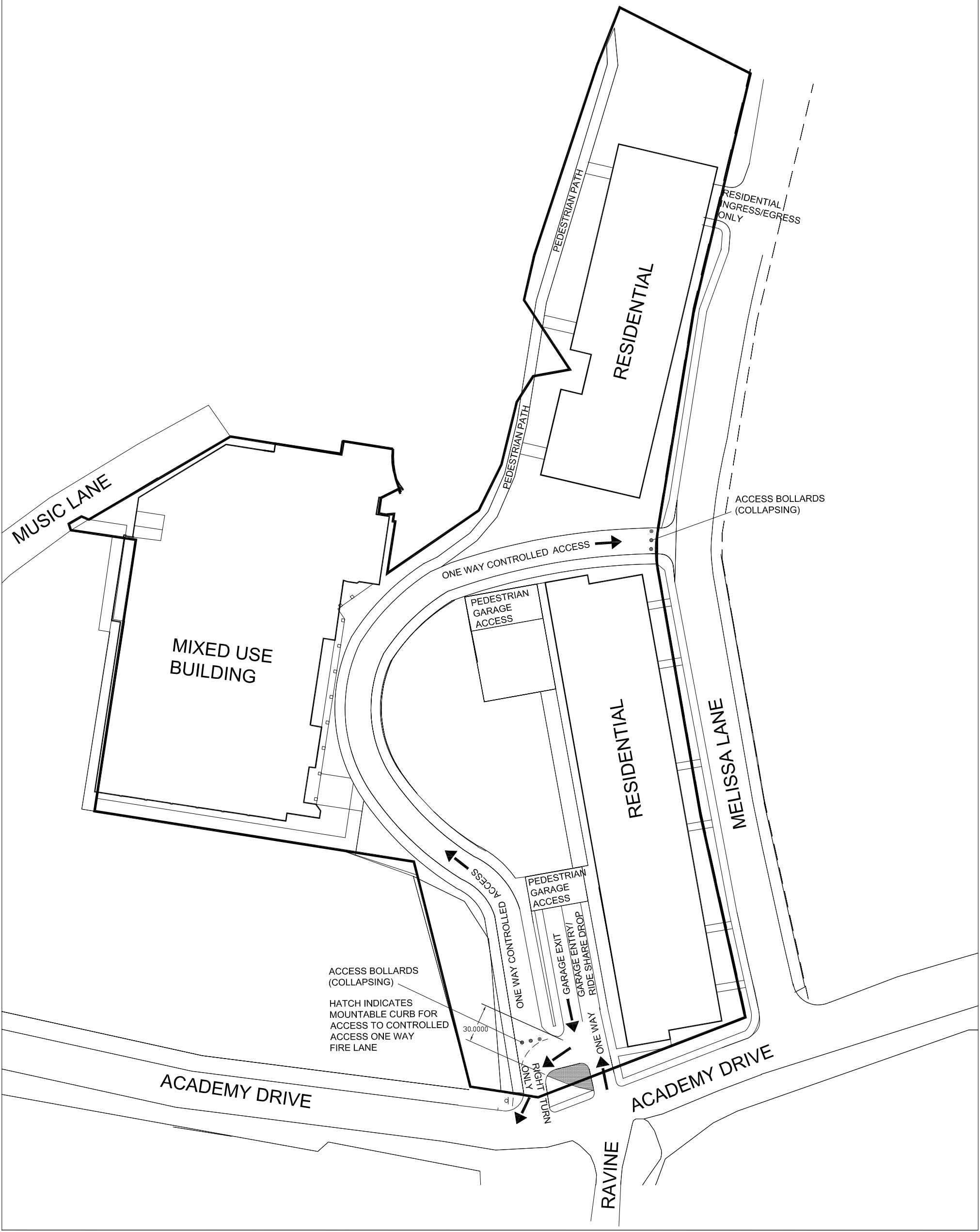
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Volume Data

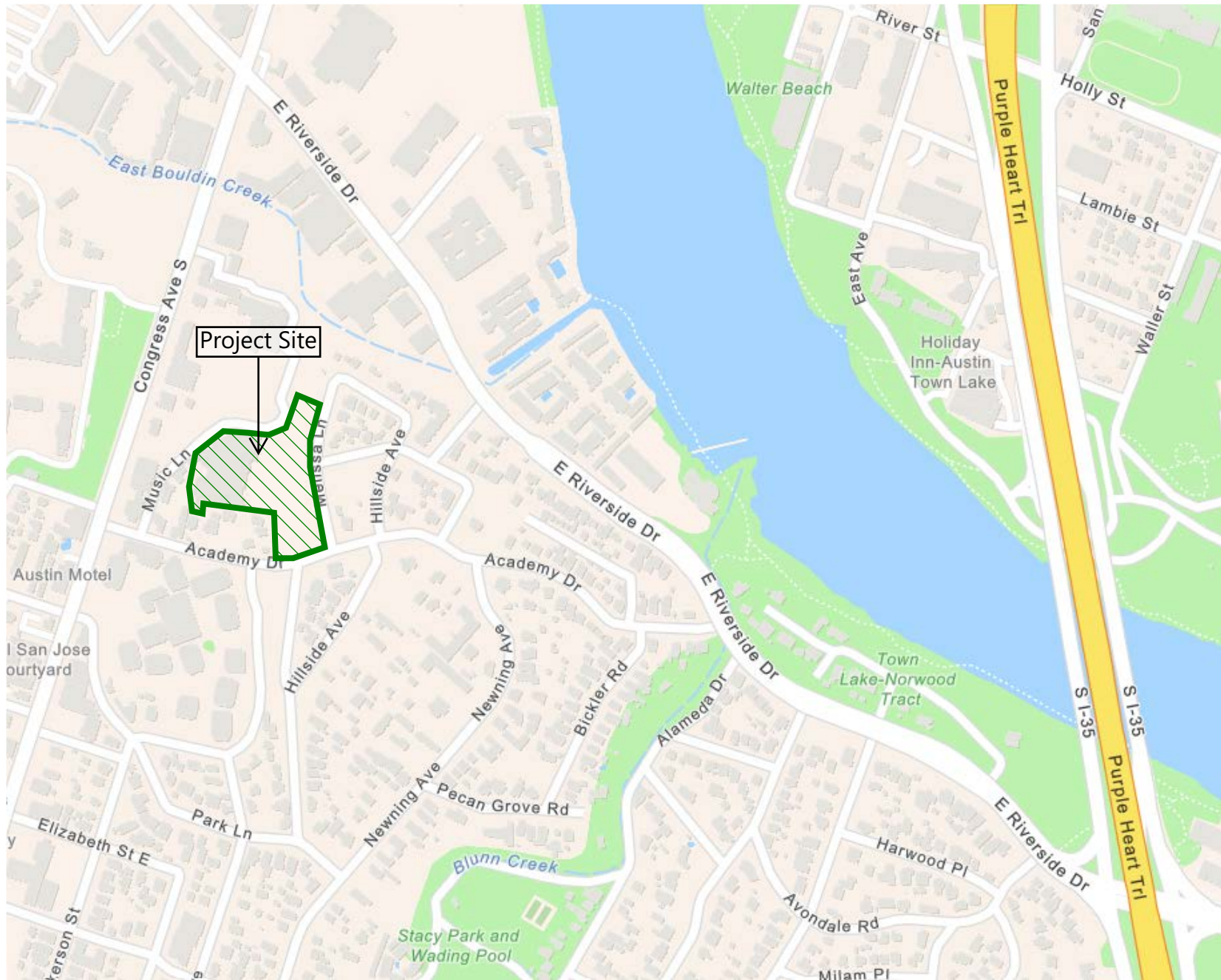
LOCATION: Academy Dr East of Music Ln							QC JOB #: 15389801			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Austin, TX							DATE: Mar 23 2021 - Mar 23 2021			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		23 Mar 21				Hourly Traffic			Hourly Traffic	
12:00 AM		2				2			2	
01:00 AM		0				0			0	
02:00 AM		1				1			1	
03:00 AM		0				0			0	
04:00 AM		2				2			2	
05:00 AM		3				3			3	
06:00 AM		5				5			5	
07:00 AM		18				18			18	
08:00 AM		22				22			22	
09:00 AM		29				29			29	
10:00 AM		38				38			38	
11:00 AM		40				40			40	
12:00 PM		60				60			60	
01:00 PM		32				32			32	
02:00 PM		40				40			40	
03:00 PM		50				50			50	
04:00 PM		41				41			41	
05:00 PM		35				35			35	
06:00 PM		28				28			28	
07:00 PM		28				28			28	
08:00 PM		21				21			21	
09:00 PM		10				10			10	
10:00 PM		8				8			8	
11:00 PM		9				9			9	
Day Total		522				522			522	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		11:00 AM 40				11:00 AM 40			11:00 AM 40	
PM Peak Volume		12:00 PM 60				12:00 PM 60			12:00 PM 60	
Comments:										

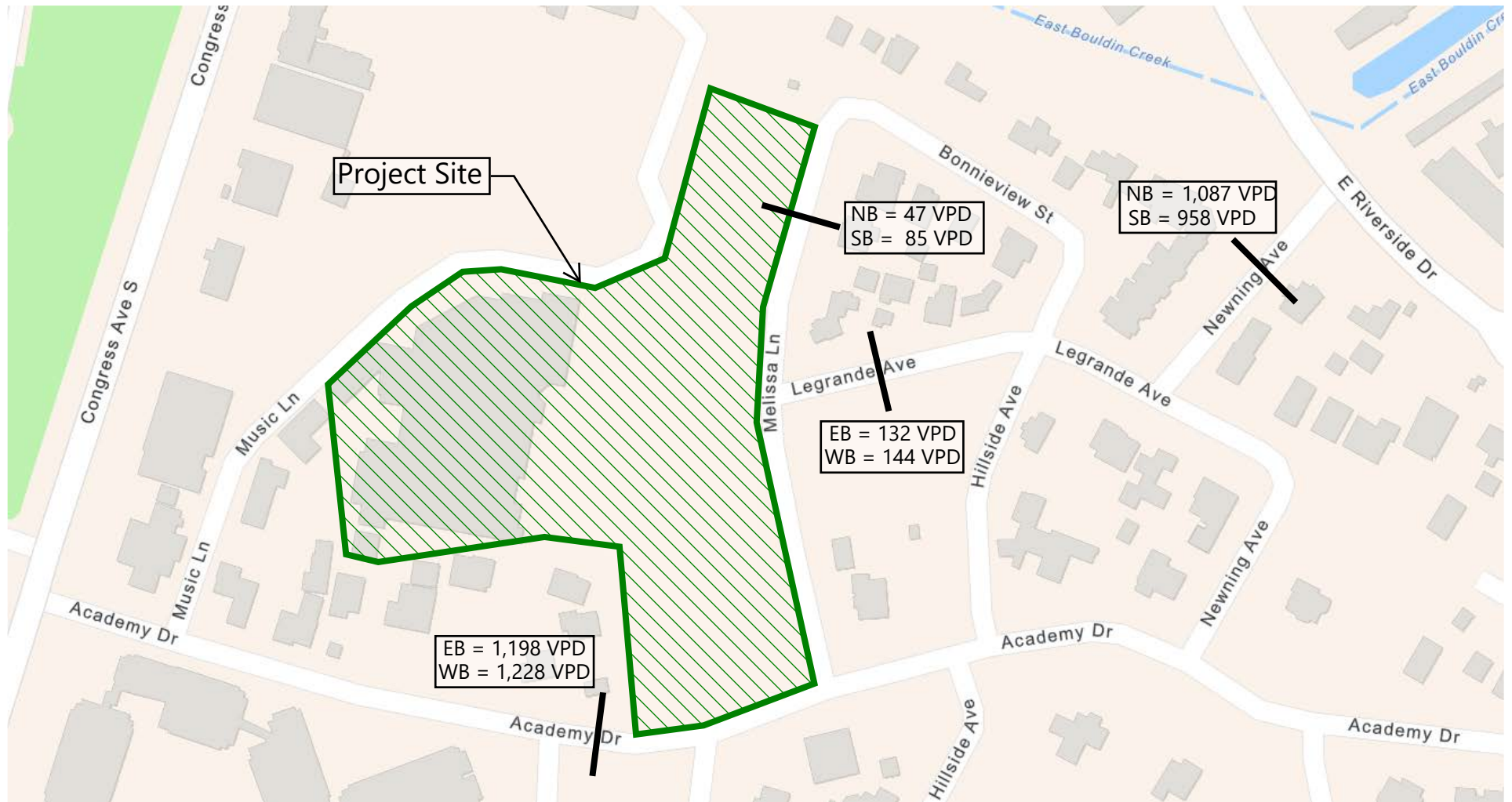
Report generated on 3/24/2021 11:52 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)



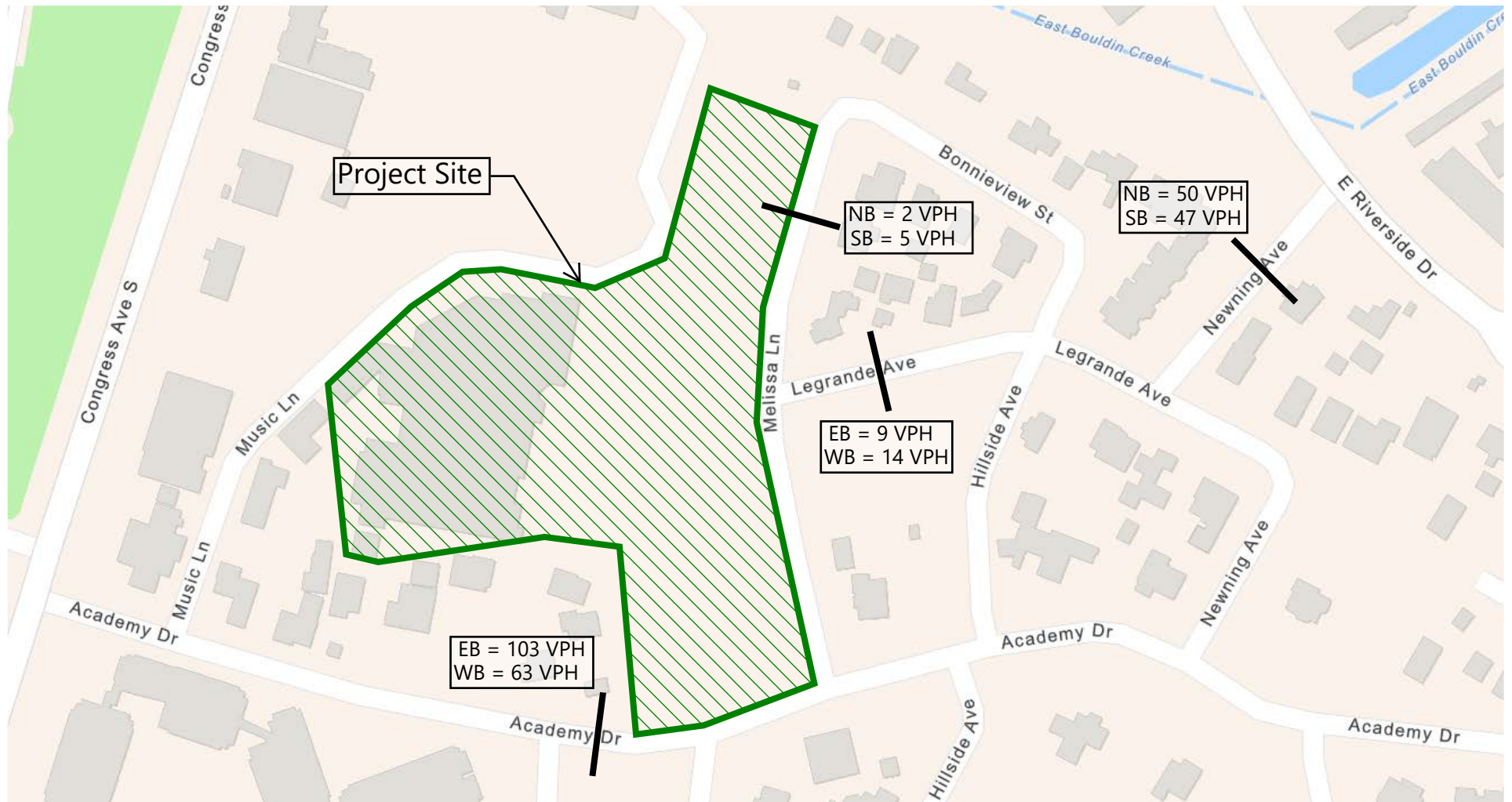






VPD = Vehicles per Day

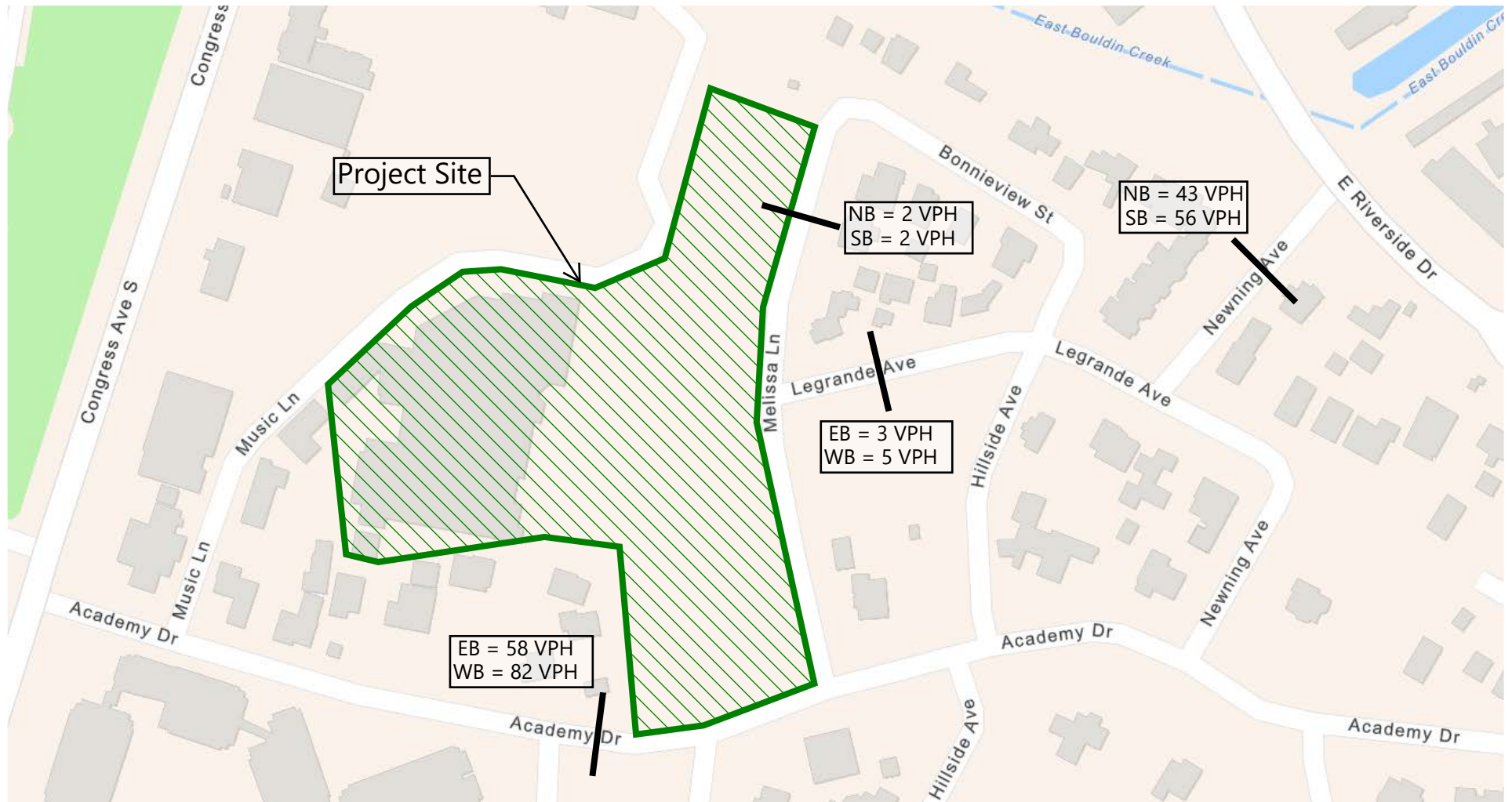




VPH = Vehicles per Hour







VPH = Vehicles per Hour



## Exhibit E

### 200 ACADEMY QUESTIONS

#### Commissioner Thomson:

Older maps and aerial photos show a connection between Academy and Riverside. When was that connection broken and what was the justification?

#### Staff Response:

Below are two historic aerial photos, one from 1984 where Academy Drive connects to E. Riverside Drive (Riverside) and one from 1997 where they are disconnected.

If you look closely between the two aerals, you can see that Riverside was realigned to the north and a new bridge structure built that pushed the road over the creek. This realignment occurred in the mid-1990's. In older aerals, you can also see houses on the northside of Riverside that were removed when the realignment happened. Riverside was also lowered at this time, so the decision was made to disconnect Academy Drive due to the new grade difference and not wanting to have an intersection on the bridge.

#### 1984 Image



**1997 Image**

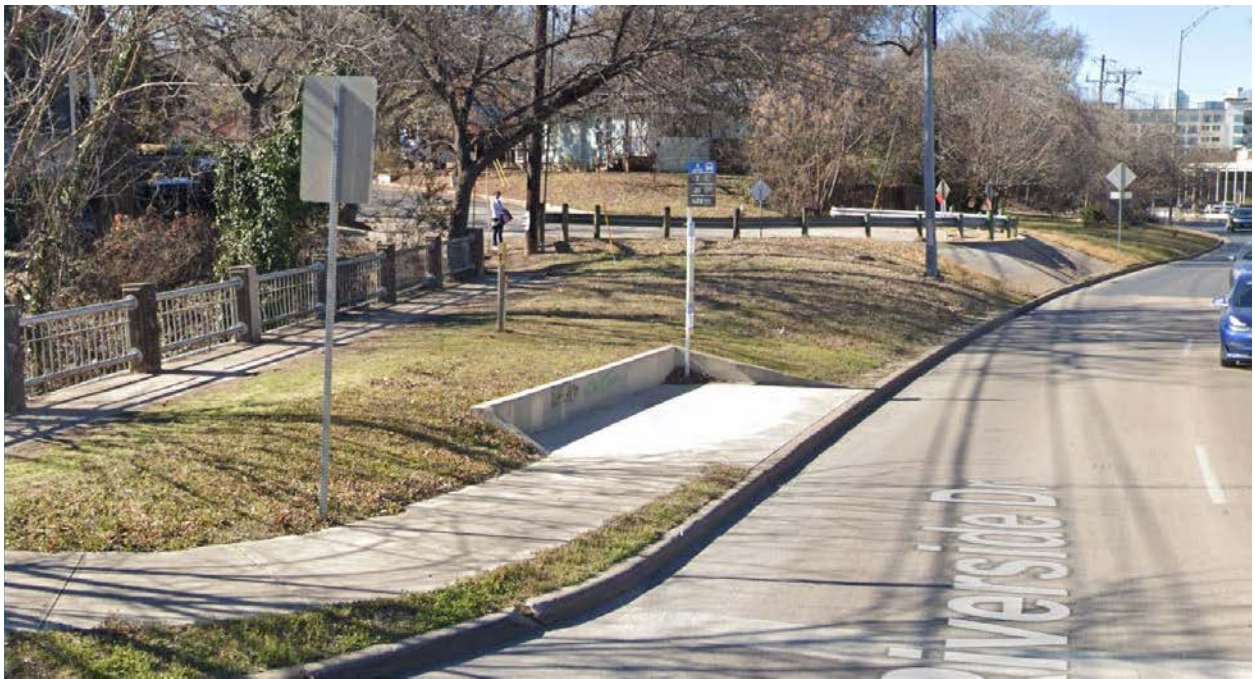


**Approximate mid-1990's realignment over 1984 image.**

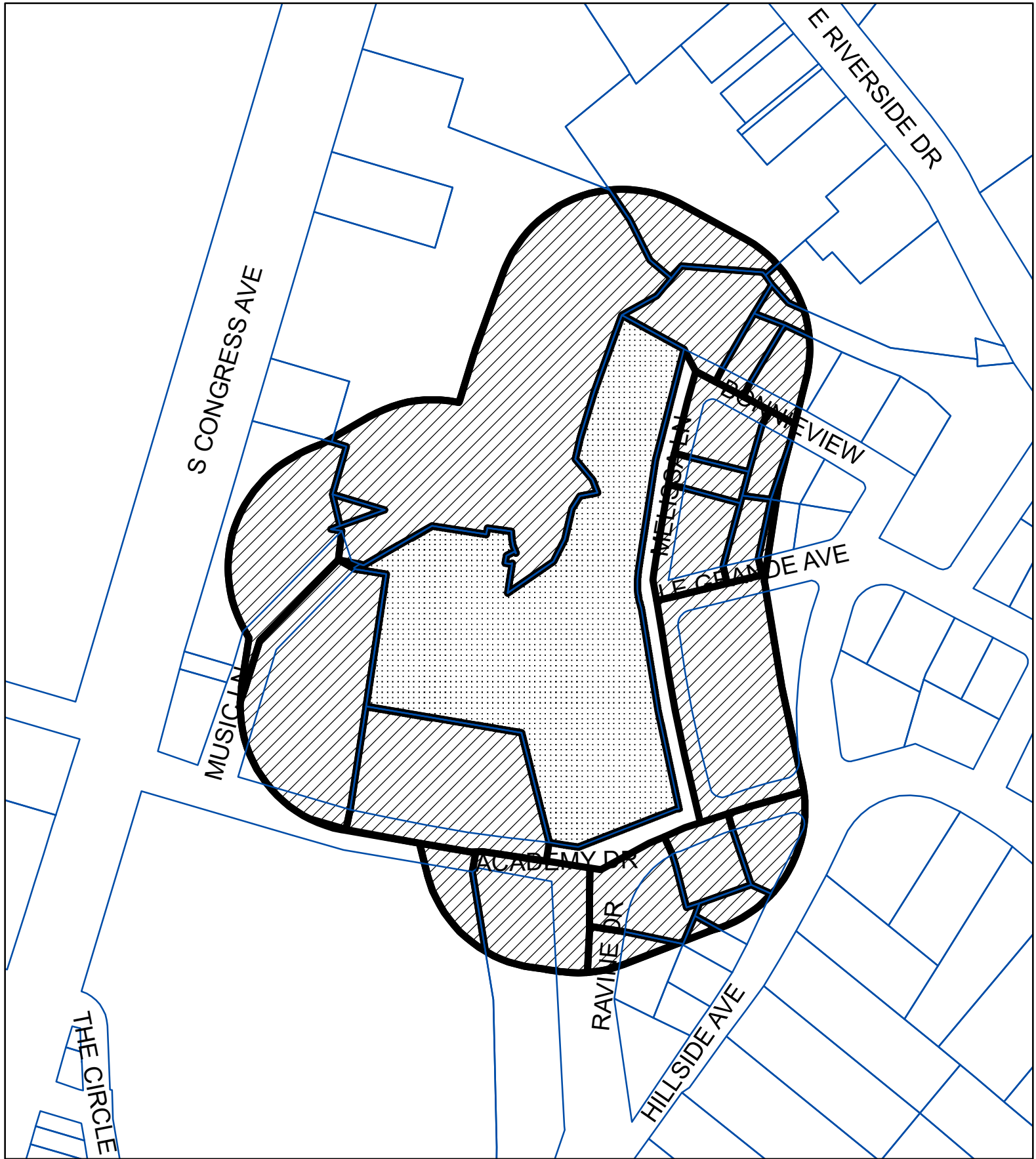




In the streetview images below, you can see the old elevation of E. Riverside Drive. The sidewalk by Academy Drive is the original sidewalk with the old rail from the older bridge.









**N**



**BUFFER**

**PROPERTY\_OWNER**

**SUBJECT\_TRACT**

**PETITION**

Case#: C14-2020-0147

Exhibit F

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Case Number:

**C14-2020-0147****PETITION**

Date: 12/14/2021

Total Square Footage of Buffer: 613950.3217

Percentage of Square Footage Owned by Petitioners Within Buffer: 22.45%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0201010301	112 B ACADEMY DR 78704	112 ACADEMY LLC	no	57735.47	0.00%
0201010209	205 E RIVERSIDE DR 78704	205-153 E RIVERSIDE PROPERTY LLC	no	18297.97	0.00%
0201010228	211 E RIVERSIDE DR AUSTIN 78704	211 EAST RIVERSIDE PROPERTY LLC	no	1651.31	0.00%
0300011112	201 ACADEMY DR 78704	225 CAPITAL LLC	no	19215.62	0.00%
201010106	1009 S CONGRESS AVE 78704	ALLISON SAMPSON MILLER PARTNER	no	23.63	0.00%
0300010512	THE CIRCLE 78704	CITY OF AUSTIN	no	29781.93	0.00%
0201010601	210 ACADEMY DR AUSTIN 78704	CORGAN COLIN	yes	61377.69	10.00%
0201010709	210 LEGRANDE AVE 78704	FOTOUH MOHAMED K A & ALEXANDRA SROUJI	yes	6677.29	1.09%
0300011102	1211 RAVINE DR AUSTIN 78704	FOWLER VALERIE DANA & BRIAN BEATTIE	yes	5848.99	0.95%
0201010810	208 BONNIEVIEW ST AUSTIN 78704	FREIREICH PERRY LIVING TRUST	no	6444.84	0.00%
0201010701	1015 MELISSA LN 78704	KEAHEY SIMONE MICHELLE	yes	17884.28	2.91%
0201010708	212 LEGRANDE AVE AUSTIN 78704	KRAUSE KEVIN	yes	1355.39	0.22%
0201010704	211 BONNIEVIEW ST AUSTIN 78704	LOWKE LANE DAVID & DAYNA	yes	6488.28	1.06%
0300011108	1206 HILLSIDE AVE AUSTIN 78704	MCPHERSON KIMBERLY J & KEVIN	yes	4469.53	0.73%
0300011107	211 ACADEMY DR AUSTIN 78704	MICHALS LEANNE & PAUL ADAM	yes	12805.39	2.09%
0201010120	611 S CONGRESS AVE 78704	MONTEREY & GREAT PACIFIC CORP	no	0.01	0.00%
0201010101	1011 S CONGRESS AVE 78704	MUSIC LANE OWNER LLC	no	38554.07	0.00%
0201010702	1013 MELISSA LN AUSTIN 78704	NICHOLSON ROBERT & ELENA AOKI BOURDONNAY	yes	6122.46	1.00%
0201010808	212 BONNIEVIEW ST 78704	PACITTI CHRIS & DEBBIE	no	9619.30	0.00%
0201010705	213 BONNIEVIEW ST AUSTIN 78704	PRESSLEY ROBERT S	no	306.94	0.00%
0201010703	207 BONNIEVIEW ST 78704	SCHUWERK ROBERT P & SUZANNE HAIR SCHUWERK	yes	14775.95	2.41%
0300011109	1208 HILLSIDE AVE 78704	SEALS FAMILY PROPERTIES LLC - SERIE	no	882.25	0.00%
0201010811	206 BONNIEVIEW ST 78704	SPEARHEAD ACADEMY LTD	no	22646.91	0.00%
0300011114	209 1 ACADEMY DR 78704	SPEARHEAD TRAVIS HEIGHTS LLC	no	12630.90	0.00%
0201010121	S CONGRESS AVE 78704	TURNBRIDGE AUSTIN LLC	no	1906.58	0.00%
0201011201	Address Not Found		no	3183.12	0.00%
0201011202	300 LEGRANDE AVE APT 1	BELLO RANDALL G			
0201011203	300 LEGRANDE AVE APT 2	MOREHOUSE AMY S			
0201011204	300 LEGRANDE AVE APT 3	SCHIFF JARRED & AMANDA SCHIFF			
0201011205	300 LEGRANDE AVE APT 4	RIBNICK SUSAN R			
0201011206	300 LEGRANDE AVE APT 5	LADAGE ALEXANDER C			
0201011207	300 LEGRANDE AVE APT 6	LADAGE ALEXANDER C			
0201011208	300 LEGRANDE AVE APT 7	ATKINS MICHAEL R			
0201011209	300 LEGRANDE AVE APT 8	BACHERS MIKE			
0201011401	Address Not Found		no	64055.48	0.00%
0201011403	110 ACADEMY DR	HOTEL MAGDALENA JOINT VENTURE LLC			
0201011404					
0201011405					
0201011406					
0201011407					
0201011408					
0201011409					
300012101	1221 S CONGRESS AVE	Owner Not Found	no	9273.18	0.00%
0201011501	Address Not Found		no	151536.98	0.00%
0201011502	S CONGRESS AVE	1007 SOUTH CONGRESS NORTH UNIT GROUND OWNER LLC			
0201011503	1007 S CONGRESS AVE	CITYVIEW SOCO OWNER II LLC			
0201011504		CITYVIEW SOCO OWNER II LLC			
<b>Total</b>				<b>585551.73</b>	<b>22.45%</b>

**P E T I T I O N**

**Date: October 21, 2021**

**File Number: C14-2020-0147**

**Address of Rezoning Request:**

**200 Academy Drive, Austin, TX 78704**

Mayor Adler and Austin City Council:

I, the undersigned owner of property affected by the requested zoning change described in C14-2020-0147 (200 Academy Drive, hereinafter referred to as the "Property"), do hereby protest against any zoning or rezoning of the Property that changes the designation of the property to any zoning classification other than the zoning classification that exists as of today's date, October 21, 2021.

Signature  
Name

Printed  
Address

*Paul A. Michals* → PAUL A. MICHALS 211 ACADEMY DR. AUSTIN, TX 78704-1809  
*LeAnne Michals* LEANNE MICHALS 211 ACADEMY DR. AUSTIN, TX 78704

Contact Name: Claudette Loure Phone Number: 512 496-0075 Date: 11/10/21

**P E T I T I O N**

**Date: October 21, 2021**

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Signature  
Name

*Sean Reisman* 201 Academy Dr Austin TX 78704  
Sean Reisman

Printed  
Address

Contact Name: Sean Reisman Phone Number: 201-206-1069 Date: 11/2/21

**P E T I T I O N**

**Date: October 21, 2021**

**File Number: C14-2020-0147**

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Signature  
Name

Printed  
Address

Kim McPherson  
*Kim McPherson*

1206 Hillside Ave Austin 78704

Kevin McPherson  
*Kevin McPherson*

11 11

Contact Name: Charlette Love Phone Number: 512-496-0075 Date: 11/10/21



**P E T I T I O N**

**Date: October 21, 2021**

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<u>Signature</u>	SUZANNE SCHUWERK <i>Suzanne Schwerk</i>	<u>Printed</u>
<u>Name</u>	BOB SCHUWERK <i>Bob Schwerk</i>	<u>Address</u>
	207 BONNIEVIEW ST.	

*Claudette Loeve* 512 496 0075 11/10/21  
Contact Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Date: \_\_\_\_\_

**P E T I T I O N**

**Date: October 21, 2021**

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**Address of Rezoning Request:**

**200 Academy Drive, Austin, TX 78704**

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Signature  
Name

*Dwayne Louke*  
*Lane Louke*

Printed  
Address

*211 Bonnierview Austin TX 78704*  
*211 Bonnieview St Austin TX 78704*

Contact Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_

*Claudette Loeve* *512-496-1075*

~~*10/19/21*~~  
*11/19/21*



**P E T I T I O N**

**Date: October 21, 2021**

**File Number: C14-2020-0147**

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**200 Academy Drive, Austin, TX 78704**

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Signature  
Name

S. Michelle Keahey

Printed  
Address

Michelle Keahey

200 Le Grande Ave. or  
1015 Melissa Lane  
(same house)

Contact Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_

Claudette Lowe 512 497-0075

**P E T I T I O N**

**Date: October 21, 2021**

**File Number: C14-2020-0147**

**Address of Rezoning Request:**

**200 Academy Drive, Austin, TX 78704**

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Signature

Name

Printed

Address

Kevin Krause Kevin Krause ~~212 LE GRANDE~~ 212 LE GRANDE, Austin, TX 78704

Contact Name:

Phone Number:

Date:

Glennette Lowe

512-496-0075

11/9/21

## P E T I T I O N

**Date:** October 21, 2021

**File Number:** C14-2020-0147

**Address of Rezoning Request:**

200 Academy Drive, Austin, TX 78704

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Signature  
Name

Printed  
Address

Lexy John

210 Le Grande Ave.

Contact Name: Lexy John Phone Number: 303-668-7306 Date: 11/1/2021

Claudette Leeve 512-4560075 11/1/2021

## P E T I T I O N

**Date:** October 21, 2021

**File Number:** C14-2020-0147

**Address of Rezoning Request:**

200 Academy Drive, Austin, TX 78704

Mayor Adler and Austin City Council:

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Signature

Name

Printed

Address

Alexandra Aboul Jorish

210 Le Grande Ave. Austin TX  
78704

Contact Name:

Claudette L...

Phone Number:

512-496-0675

**P E T I T I O N**

**Date: October 21, 2021**

**File Number: C14-2020-0147**

**Address of Rezoning Request:  
200 Academy Drive, Austin, TX 78704**

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Signature

Name

Printed  
Address



Alexandra Aboul Jotain  
monimed Aboul Jotain

210 Le Grande Ave. Austin TX 78704  
210 Le Grande Ave. Austin TX 78704

Contact Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_

Claudette Lowe

512-496-0075

11/29/21



## P E T I T I O N

**Date:** October 21, 2021

**File Number:** C14-2020-0147

**Address of Rezoning Request:**

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Signature  
Name

Printed  
Address

Donna M. Johnson

216 Bonnieview, Austin TX 78704

Kirk Wilson 216 Bonnieview Austin, TX 78704

Contact Name:

Phone Number:

Date:

11-16-21

Cherelle Loeve 512-496-0075

**P E T I T I O N**

**Date: October 21, 2021**

**File Number: C14-2020-0147**

**Address of Rezoning Request:**

**200 Academy Drive, Austin, TX 78704**

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Signature  
Name

*Heather Ladage*

*1010 Hillside Ave  
Austin, TX 78704*

Printed  
Address

Contact Name: Claudette Loeve Phone Number: 512-496-0025 Date: 11/8/21

P E T I T I O N

Date: October 21, 2021

File Number: C14-2020-0147

Address of Rezoning Request:

200 Academy Drive, Austin, TX 78704

Mayor Adler and Austin City Council:

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Residents of 300 Le Grande Ave.  
Condominiums

Signature  
NamePrinted  
Address

DocuSigned by:

Amanda Schiff

300 Le Grande Ave. #3 Austin, TX  
78704

BEB211276B5F466...

DocuSigned by:

Jarred Schiff 300 Le Grande Ave #3, Austin, TX 78704

77E502BADFED4F6...

DocuSigned by:

Michael Atkins, 300 Le Grande #7, Austin, TX 78704

CBFC322C950C4BD...

DocuSigned by:

Michael Bachers, 300 Le Grande #8, Austin, TX 78704

A94AF8313676473...

DocuSigned by:

300 Le Grande Ave. #1, Austin TX 78704

7FDEE0BDD37F436...

DocuSigned by:

susan ribnick 300 Le Grande Ave. #4 Austin, TX 78704

34468450C57248E...

Contact Name:

Phone Number:

512 496-0275 11/10/21

P E T I T I O N

**Date: October 21, 2021**

File Number: C14-2020-0147

Address of Rezoning Request:

200 Academy Drive, Austin, TX 78704

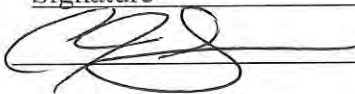
Mayor Adler and Austin City Council:

I, the undersigned owner of property affected by the requested zoning change described in C14-2020-0147 (200 Academy Drive, hereinafter referred to as the "Property"), do hereby protest against any zoning or rezoning of the Property that changes the designation of the property to any zoning classification other than the zoning classification that exists as of today's date, October 21, 2021.

Signature

Name

Address

 Colin Corgan 210 Academy Dr Austin TX 78704

Contact Name: Colin Corgan Phone Number: 917 609 0610 Date: 12/2/21



**P E T I T I O N**

**Date: October 21, 2021**

File Number: C14-2020-0147

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200 Academy Drive, Austin, TX 78704

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Signature	<u>Valerie Fowler</u>	<u>1211 Ravine Dr</u>	Printed
Name	<u>Valerie Fowler</u>	<u>78704</u>	Address

<u>Brian Benthie</u>	<u>1211 ravine dr</u>
	<u>78704</u>

Contact Name: Micah King Phone Number: 512-370-3468 Date: 11/17/21



**P E T I T I O N**

**Date: October 21, 2021**

**File Number: C14-2020-0147**

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**200 Academy Drive, Austin, TX 78704**

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Signature

Name

Printed

Address

*Naomi Freireich*  
Naomi Freireich

200 Bonnieview AUS, TX 78704

*Clanette Lowe* 512-496-0075  
Contact Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

11/16/21  
Date: \_\_\_\_\_

## P E T I T I O N

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File Number: C14-2020-0147

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Signature  
Name

Printed  
Address

Rob Nicholson

rdnicholson@hotmail.com

917.528.8833

1013 Melissa Ln. Austin, TX 78704

Elena Acki Bourdonnay

layniell2@hotmail.com

415.515.0163

1013 Melissa Ln. Austin, TX 78704

Contact Name

Claudette Lauer

Phone Number:

512 496-0075

Date: