

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0191(Domain Central)

DISTRICT: 7

ZONING FROM: MI-PDA

TO: MI-PDA*

*Nature of the Request: The applicant is requesting a rezoning is from MI-PDA to MI-PDA, to amend the conditions of the Planned Development Area (PDA) overlay in Ordinance No. 20070412-024 to change the maximum allowable building height from 308 feet to 400 feet and to modify the required parking ratio in the PDA for this 10.377acre property located northeast of the intersection of Alterra Parkway and Esperanza Crossing within The Domain development.

ADDRESS: 11500 Alterra Parkway

SITE AREA: 10.377 acres

PROPERTY OWNER: TR Domain, LLC

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends MI-PDA, Major Industrial-Planned Development Area Combining District, zoning. The PDA amendment will permit a maximum of 400 feet in height and will modify the required parking ratio on this property within the Domain PDA development. Site plans for this property that apply the reduced ratio will do so in conjunction with an approved TDM plan.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 28, 2022: Granted indefinite postponement by the staff on consent (10-0, Y. Flores, P. Howard, S. Praxis-absent); C. Hempel-1st, R. Schneider-2nd.

December 20, 2022: Approved staff's recommendation of MI-PDA zoning, to change a condition of zoning, by consent (9-0), A. Azhar-1st, P. Howard-2nd.

CITY COUNCIL ACTION:

January 26, 2023

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 10+ acre site that is currently developed with an office building and surface parking located at the northeast of the intersection of Alterra Parkway and Esperanza Crossing. In this rezoning request, the applicant is asking to amend the Planned Development Area overlay to change the maximum allowable building height from 308 feet to 400 feet in the PDA for this property within the Domain/MI-PDA. On January 10, 2022, the applicant revised their PDA amendment request to add a request to modify the required parking ratio for this property (*please see Applicant's Amended Request Letter – Exhibit C*).

The staff recommends the applicant's request to amend the Planned Development Area overlay to add height to this property within the Domain development. The staff recommendation would allow for more intensive development to be located in the central portion of The Domain. Recently, a code amendment to the North Burnet/Gateway Regulating Plan was approved to allow for 400 feet in height in the CMU-Gateway subdistrict that is adjacent to the Domain development. The staff believes the proposed amendment is compatible with City Council's direction for greater height and FAR on parcels in the surrounding North Burnet/Gateway NP area. In addition, the Austin Transportation Department has reviewed the applicant's request to reduce the required parking ratio for this 10.37 acre area within The Domain. ATD has approved the modified parking ratio with the condition that site plans that apply the ratio do so in conjunction with an approved TDM plan (*please see the TIA Compliance Memo – Exhibit D*). Therefore, the proposed PDA amendment is consistent with the density and uses permitted within Domain and will not alter the intent of the approved MI-PDA designation for this site.

The proposed MI-PDA zoning will allow for a mixture of high-density residential uses, office uses, commercial uses, and industrial uses to be developed on the property in question. The location of the site is appropriate for the proposed mixture and intensity of uses because the site is located between three major roadways, MOPAC Expressway North, Burnet Road, and Braker Lane. The property in question is within the North Burnet/Gateway Combined Neighborhood Planning Area and is adjacent to the North Burnet/Gateway Transit Oriented Development District (TOD).

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The MI district designation is for a commercial service use, research and development use, administrative use, or manufacturing use that meets strict development and performance standards and is generally located on a large site or in a planned industrial center.

The PDA combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed MI-PDA amendment will permit the applicant have additional height in the center of the Domain development which is adjacent to the North Burnet/Gateway Transit Oriented Development District (TOD). The proposed PDA amendment will allow for site development standards that will be compatible with other office, commercial and residential uses that have already been constructed throughout the Domain.

3. *Zoning changes should promote an orderly relationship among land uses.*

MI-PDA zoning would allow this site to be developed with a mixture of high-density residential uses, office uses, commercial uses and industrial uses. This location is appropriate for the proposed PDA because site is located between three major roadways, MOPAC Expressway North (freeway), Burnet Road (major arterial roadway), and Braker Lane (major arterial roadway). The property in question is within the North Burnet/Gateway Combined Neighborhood Planning Area and is adjacent to the North Burnet/Gateway Transit Oriented Development District (TOD).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MI-PDA	Multifamily, Office, Commercial (Restaurant, Retail, Hotel uses), Industrial/Office/Warehouse (IBM)
<i>North</i>	NBG-NP	Hotel, Office, Financial Services
<i>South</i>	MI-NP	University of Texas J.J. Pickle Research Center
<i>East</i>	MI-PDA	Commercial (Retail, Restaurants, Theater uses), Multifamily, Office
<i>West</i>	NBG-NP	Office, Commercial/Retail, Vacant Tract, Commercial/Retail

NEIGHBORHOOD PLANNING AREA: North Burnet/Gateway NP

TIA: Waived

WATERSHED: Walnut CreekNEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Burnet Gateway Neighborhood Plan Staff Liaison
 North Growth Corridor Alliance
 SELTEXAS
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0154 (Domain Retail District 1, Block Z: 11700 Rock Rose Avenue, 3200-3250 Palm Way, 11701 ½, 11703 ½, 11711, 11711 ½, 11811, 11811 ½ Domain Drive)	MI-PDA to MI-PDA (To amend the PDA overlay in Ordinance No. 20150611-033 to permit the Pet Services use within this area of the Domain/MI-PDA)	1/26/21: Approved staff's recommendation for MI-PDA district zoning, to change a condition of zoning, by consent (12-0); A. Azahar-1st; P. Seeger-2nd.	3/04/21: Approved Ordinance No. 20210304-091 for MI-PDA combining district, to change a condition of zoning (10-0, Mayor Pro Tem Harper-Madison was off the dais); Council Member Ellis's motion, Council Member Kitchen's-2 nd .
C14-2016-0114 (Domain Entertainment District: 3121 Palm Way)	MI-PDA to MI-PDA (To allow for the sale of alcoholic beverages in conjunction with a General Retail Sales (General) use for on premise consumption for a second occupant not to exceed an additional 11,204 sq. ft. (for a total of 61,204 sq. ft. for two occupants) within this designated 43 acre area.	11/08/16: Approved staff's recommendation for MI-PDA zoning on consent (12-0, A. Pineyro DeHoyos- absent); P. Seeger-1 st , F. Kazi-2 nd .	12/08/16: Approved MI-PDA district zoning on Council Member Troxclair's motion, Council Member Zimmerman's second on a 9-1 vote. Council Member Houston voted nay. Mayor Pro Tem Tovo was absent.

C14-2015-0038 (Domain Entertainment District: 11624-11824 Burnet Road)	MI-PDA to MI-PDA (To amend the PDA to allow for the sale of alcoholic beverages as an accessory use to a General Retail Sales (General) use for on premise consumption for a single occupant not to exceed 50,000 sq. ft. within this designated 43 acre area.)	4/28/15: Approved the staff's recommendation of MI-PDA zoning with conditions (8-0, B. Roark-absent); J. Nortey-1 st , J. Stevens-2 nd .	6/11/15: Approved MI-PDA zoning on consent (11-0); A. Kitchen-1 st , P. Renteria-2 nd
C14-2014-0062 (The Kenzie: 3201 Esperanza Crossing)	MI-PDA to MI-PDA (To amend the PDA overlay to allow for a Cocktail Lounge use as a permitted use on a designated 0.084 acre (3,659 sq. ft.) parcel inside the Kenzie multifamily building.)	5/27/14: Approved staff's recommendation for MI-PDA zoning by consent (8-0, J. Nortey-absent); R. Hattfield-1 st , N. Zaragoza-2 nd .	6/26/14: Approved MI-PDA zoning, to change a condition of zoning, on consent on all 3 readings (6-0, M. Martinez-off the dais); B. Spelman-1 st , S. Cole-2 nd .
C14-2013-0130 (Domain Entertainment District: 11824 Burnet Road)	MI-PDA to MI-PDA (To amend the PDA overlay to allow for 110,000 square feet of Cocktail Lounge (CS-1 district) use as a permitted use with no one user exceeding 13,000 square feet within a designated 43.267 acre area.)	11/12/13: Approved staff's recommendation for MI-PDA zoning, with conditions for a limitation of 90,000 square feet of Cocktail Lounge use as permitted with no one user exceeding 13,000 sq. ft. within the designated 43.267acre area (outlined in Exhibit A) located within the Property., by consent (7-0-2, D. Chimenti and A. Hernandez-absent); J. Nortey-1 st , B. Roark-2 nd .	12/12/13: Approved MI-PDA zoning on consent on all 3 readings (7-0); B. Spelman-1 st , S. Cole-2 nd .
C14-2012-0002 (The Domain: 10728-11306 and 11500-11900 Burnet Road; 3300 West Braker Lane; 11105 and 11401-11925 Domain Drive, and 2900-3210 Esperanza Crossing)	MI-PDA to MI-PDA: To amend the PDA 1) To allow for a Cocktail Lounge use as a permitted use on a 2,198 sq. ft. parcel and 2) To relocate 1-acre of	5/08/12: Approved MI-PDA zoning by consent (9-0); D. Anderson-1 st , S. Kirk-2 nd .	6/28/12: Approved MI-PDA zoning to change a condition of zoning on all 3 readings (7-0); C. Riley-1 st , S. Cole-2 nd .

	designated zero impervious area within a nine acre park to a new location within the same park.		
C14-2010-0087 (The Domain Rezoning-Simon: 11701, 11733 North Mopac Expressway; 11400, 11500 Domain Drive; 3311 Rogers Road; 3409 Esperanza Crossing; 11600 Century Oaks Terrace)	MI-PDA to MI-PDA: To amend the Domain zoning ordinance to request a change to the PDA overlay to allow 83% impervious cover for the overall site.	8/24/10: Approved staff's recommendation of MI-PDA zoning with the condition that the applicant agree to a public restrictive covenant to limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to offset the increase in impervious cover on the Simon-Domain property (8-1, Chimenti-No), with the following additional conditions: 1) Require the applicant to provide bicycle access for a portion Bicycle Route Segment #905.04 (Please see Public Works Department Memorandum – "Attachment B") to allow for continuity for bicycle traffic to and through the Domain development. 2) Require a public restrictive covenant that will limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to be signed and recorded before the 3 rd reading of this zoning case at City Council.	8/26/10: The public hearing will remain open and the first reading of the case was approved for MI-PDA zoning (7-0); Morrison-1 st , Spelman-2 nd , with the following additional conditions: 1) The applicant is to provide bicycle access for a portion of Bicycle Route Segment #905.04 to allow for continuity for bicycle traffic to and through the Domain development. 2) A public restrictive covenant that will limit one acre of land on the Endeavor- Domain site to zero percent impervious cover will be signed and recorded before the third reading of this zoning case. 10/14/10: Approved MI-PDA zoning on 2 nd /3 rd readings (7-0); Spelman-1 st , Leffingwell-2 nd , with the following amendments: 1) Part 3, C, 1 of the ordinance should read: "A pedestrian/bicycle entrance shall be provided between the existing pedestrian/bicycle trail under Mopac Expressway and the Simon Project internal drive as shown on the attached Exhibit B. A minimum 12-foot wide paved path shall be constructed with an associated curb cut connecting to the internal drive prior to issuance of a certificate of occupancy for a building on Lot 5A, Block A, the Domain Shopping Center Section 3 Subdivision."; 2) Add a new paragraph to Part 3,

			<p>Section D to read: “The two trees on the property numbered 5068 and 5081 as shown on Exhibit D may not be removed, unless the City Arborist approved otherwise based on the health of the individual trees.”; 3) The approved otherwise based on fourth WHEREAS of the restrictive covenant should read: “WHEREAS, the requirements of the Land Development Code for both the Endeavor Tract and the Simon Tract allow for a combined maximum of eighty percent (80%) net site area impervious cover resulting in a total allowable impervious cover area of 135.36 acres for the Endeavor Tract and 40.54 for the Simon Tract; and”.</p>
C14-06-0121	MI-PDA to MI-PDA	<p>2/13/07: Approved staff’s rec. for MI-PDA zoning with additional conditions of:</p> <ul style="list-style-type: none"> • 2 star Green Building rating • natural landscaping of all water quality ponds (existing and future); • be in compliance with TIA conditions; • the applicant’s requested parkland dedication proposal; • height base of 140-ft; plus an additional 12-stories based on electing to provide some of the public benefits as listed in the North Burnet/Gateway Neighborhood Plan. • Maximum height of 308 feet. <p>Vote: (9-0); J.Reddy-1st, G. Stegeman-2nd.</p>	<p>3/01/07: Approved MI-PDA zoning with the addition of low albedo roofing materials, one star construction for the total site and two star construction for 50% of the office and residential construction (7-0); McCracken-1st, Dunkerley-2nd.</p>

C14-06-0154	MI-PDA to MI-PDA	8/08/06: Approved staff rec. of MI-PDA by consent (8-0)	09/28/06: Approved MI-PDA (7-0); 1 st reading 10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2 nd /3 rd readings
C14-04-0151	MI-PDA to MI-PDA	11/23/04: Approved staff recommendation of MI-PDA, with Environmental Board conditions (9-0).	12/16/04: Approved MI-PDA (7-0); all 3 readings
C14-04-0146	P to CH	11/9/04: Approved staff's recommendation of CH zoning with conditions (9-0)	12/2/04: Approved CH zoning (7-0); all 3 readings
C14-03-0017	MI-PDA to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning, with inclusion of original PDA conditions (as read into the record) from Ordinance #000608-67 (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0016	MI to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0015	MI to CS	6/11/03: Approved staff's recommendation of CS-CO zoning (8-0, R. Pratt-off dais)	7/31/03: Granted CS-CO on all 3 readings
C14-02-0062	LI to CS-1	6/12/02: Approved CS-1 by consent (8-0)	7/11/02: Approved PC rec. of CS-1 (7-0); all 3 readings
C14H-00-2177	LI-PDA to LI-PDA	10/24/00: Approved staff rec. of LI-PDA (TR1), LI-PDA-H (TR2) by consent (9-0)	11/30/00: Approved LI-PDA (TR1) and LI-PDA-H (TR2); (7-0); all 3 readings
C14-00-2065	MI to MI-PDA	5/9/00: Approved staff rec. of MI-PDA by consent (8-0); with the following conditions: 1) That minimum lot size be 1 acre provided for any lots that directly abut Braker Lane and Burnet Road (but not both) and which are less than 3 acres in size. 2) The total number of additional curb cuts on Braker Lane & Burnet Road providing access to such lots shall not	6/8/00: Approved MI-PDA, with changes agreed to with neighborhood association (7-0); all 3 readings

		<p>exceed 50 % of the total number of such lots.</p> <p>3) The foregoing limitation shall not apply to any lot of more than 3 acres, which abut Braker Lane and Burnet Road.</p>	
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RELATED CASES:

Zoning Cases: C14-2020-0154

C14-2016-0114

C14-2015-0038

C14-2014-0062

C14-2013-0130

C14-2012-0002

C14-2010-0087

C14-04-0151

C14-03-0017

C14-03-0016

C14-03-0015

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Alterra Parkway	80'	65'	ASMP Level 2	Yes	Shared Lane	Yes
Esperanza Crossing	103' – 107'	82'	ASMP Level 2	Yes	Shared Lane	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

No comments.

Environmental

No comments.

Fire

No comments.

Parks and Recreation

Parkland dedication requirements for the Domain are established in a Restrictive Covenant per Part 3, M of the ordinance. If the additional height is to result in a higher intensity of residential or hotel uses, the Restrictive Covenant must be amended to reflect the additional need for parkland dedication. Please confirm the proposed uses requiring additional height. Please provide documentation that the current parkland dedication requirements have been fulfilled, including, but not limited to, the dedication of nine private parks open to the public, and expenditure of \$4 million for park infrastructure.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential. Additional comments will be made when the site plan is submitted.

Transportation

Transportation Assessment:

ATD has approved the parking ratio with the condition that site plans that apply the ratio do so in conjunction with an approved TDM plan (please see [Exhibit](#)).

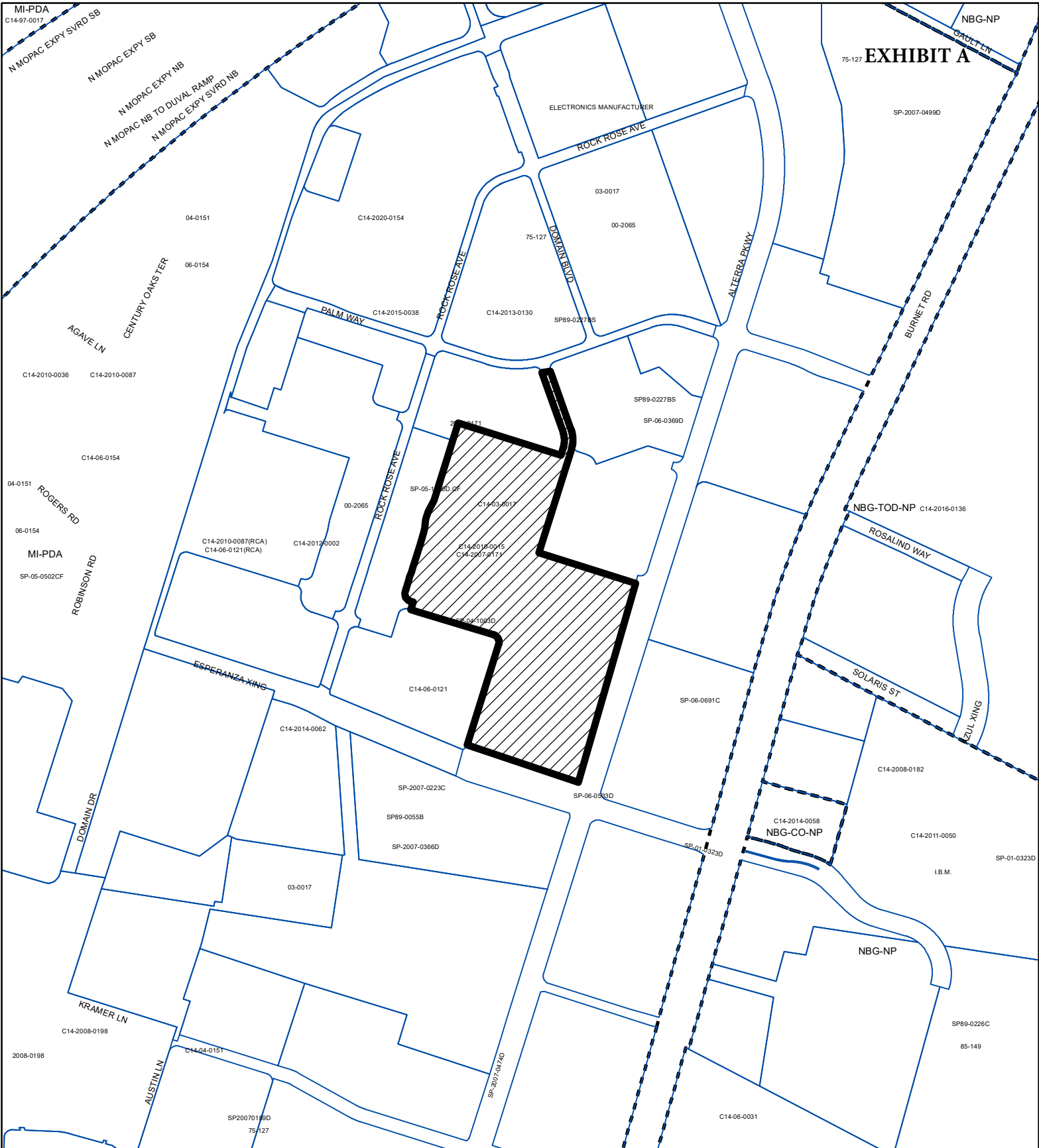
Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, and TIA amendments will occur at the time of site plan application. At the time of site plan application, application should comply with the Domain PDA approved TIA or TIA amendment.

Water Utility

No review required.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Amendment Request Letter
- D. TIA Compliance Memo

 SUBJECT TRACT

PENDING CASE

 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0191

$$1'' = 400'$$

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



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DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
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January 10, 2022

Ms. Rosie Truelove
Housing and Planning Department, City of Austin
Street-Jones Building
1000 E. 11th St., Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: Domain Central – Planned Development Area (PDA) Amendment application for the 10.377-acre piece of property located at 11500 Alterra Parkway in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Development Area (PDA) Amendment application package. The project is titled Domain Central, consists of 10.377 acres, and is located northeast of the intersection of Alterra Parkway and Esperanza Crossing. The Property is currently developed as an office building and surface parking.

The site is currently zoned MI-PDA. The requested rezoning is from MI-PDA to MI-PDA, to amend the maximum allowable building height from 308 feet to 400 feet in the PDA for the Property. This request is consistent with surrounding uses. In addition, this request includes a proposal to modify the current parking ratio for general office, professional office, medical offices, and other commercial office uses of one parking space for every 400 square feet of gross building area to one parking space for every 500 square feet of gross building area.

The Property is located within the North Burnet/Gateway Neighborhood Plan Area. Maureen Meredith, Senior Planner with the City of Austin Housing & Zoning Department, has issued a memo dated November 16, 2021, stating that submittal of a Neighborhood Plan Amendment application is not required.

A Traffic Impact Analysis (“TIA”) has been waived via a TIA Determination Form from Amber Hutchins dated November 4, 2021, with the note that the site must demonstrate

compliance with the TIA approved with the Domain PDA, and that a TIA may require amendment upon further review.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is written in a cursive, flowing style.

Amanda Swor

cc: Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Sherri Sirwaitis, Planning and Zoning Review Department (*via electronic delivery*)



11/04/2022
APPROVED
Nathan Aubert

November 2, 2022

Nathan Aubert, P.E.
 Transportation Development Services Division
 Austin Transportation Department
 901 S. MoPac Expressway, Building 5, Suite 300
 Austin, Texas 78746

RE: Traffic Impact Analysis Compliance Memo
 SP-2021-0441C Domain Central

Dear Nathan,

The purpose of this letter is to request a waiver of TIA requirement for the proposed Domain Central development, which is part of The Domain Endeavor development, located at the northwest intersection of Esperanza Crossing and Alterra Parkway in Austin, Texas. A TIA was approved for this project on January 24, 2007. The zoning case number for this project is C14-06-0121.

The Domain Central TIA was approved to allow 85,365 daily trips to the site, as shown in Table 1. At the time of the TIA, the 7th edition of the ITE Trip Generation Manual was the current edition and was the basis for the trip generation estimate and the resulting equivalent rates, as shown in Table 2.

Table 1. Summary of Daily & Peak Hour Trip Generation – Total Approved

Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
General Office	3,500,000 SF	20,611	2,837	387	680	3,319
Shopping Center	1,000,000 SF	30,334	380	243	1,374	1,488
Apartments	4,000 DU	16,800	320	920	840	560
Hotel	340 Rooms	3,033	133	95	116	122
High-Turnover (Sit-Down) Restaurant	58,053 SF	7,380	348	321	387	247
Supermarket	60,000 SF	6,134	119	76	318	305
Utilities	5 acres	58	7	4	3	3
General Office*	70,000 SF	1,014	124	17	18	87
Sum Total		85,365	4,268	2,063	3,736	6,131

* Expansion of existing buildings

Table 2. Summary of Daily & Peak Hour Equivalent Rates

Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
General Office	3,500,000 SF	5.89	0.81	0.11	0.19	0.95
Shopping Center	1,000,000 SF	30.33	0.38	0.24	1.37	1.49
Apartments	4,000 DU	4.20	0.08	0.23	0.21	0.14
Hotel	340 Rooms	8.92	0.39	0.28	0.34	0.36
High-Turnover (Sit-Down) Restaurant	58,053 SF	127.14	5.99	5.53	6.67	4.25
Supermarket	60,000 SF	102.23	1.98	1.27	5.30	5.08
Utilities	5 acres	11.60	1.40	0.80	0.60	0.60

Until recently, equivalent rates have been used to help keep track of the status of trips being generated as development has occurred. In addition, over the years, it was established that restaurants that are inline with other retail and below 4,000 square feet in size would be modeled as “shopping center” whereas larger restaurants would be modeled as “High-Turnover” restaurants. Moving forward, all site plans will utilize the latest version of the ITE Trip Generation Manual, and the version will be documented for each site plan. Table 3 shows a summary of the approved site plans to date.

Table 3. Summary of Unadjusted Trip Generation – Domain Endeavor (Trips Used to Date)

Lot	Site Plan	City Case Number	Trip Generation Basis	AM Peak Trips		PM Peak Trips		24 Hour Daily Trips
				Enter	Exit	Enter	Exit	
F	Domain 6 Office	SP-06-0691C	EQ Rate	147	20	34	172	1,067
ALOFT	Aloft Hotel	SP-07-0576.CT	EQ Rate	58	42	62	66	1,559
W2	Domain Block W2	SP-2008-0314C	EQ Rate	78	74	185	177	3,943
Y	Domain Block Y	SP-2008-0401C.R2	EQ Rate	242	216	337	260	6,735
Z	Domain Block Z	SP-2012-0355C	EQ Rate	227	161	301	359	6,518
Z4	Domain Z4 Office	SP-2019-0145CT	10 th Ed. ITE	63	10	9	49	533
D10	Domain 10 Office	SP-2017-0281C	EQ Rate	238	32	56	279	1,727
D9	Domain 9 Office	SP-2017-0221C	EQ Rate	274	37	64	321	1,991
C1	Domain Block C1	SP-2008-0609C	EQ Rate	37	62	116	107	2,466
C2	Domain 1 Office	SP-2008-0566C	EQ Rate	116	23	77	177	1,912

Table 3. Summary of Unadjusted Trip Generation – Domain Endeavor (Trips Used to Date)

Lot	Site Plan	City Case Number	Trip Generation Basis	AM Peak Trips		PM Peak Trips		24 Hour Daily Trips
				Enter	Exit	Enter	Exit	
D11	Domain 11 Office	SP-2016-0289C	EQ Rate	268	38	73	323	2,172
D12	Domain 12 Office	SP-2016-0384C	EQ Rate	263	36	62	309	1,916
X1	Domain Block X1 and X3	SP-2009-0040C	EQ Rate	21	11	62	72	1,385
X3, Valencia	Domain Block X1 and X3	SP-2009-0040C	EQ Rate	79	56	104	111	2,538
A	Whole Foods Market	SP-2010-0343C	EQ Rate	111	71	296	284	5,715
H&T	Domain 3 Multifamily	SP-2011-0057C	EQ Rate	25	72	66	44	1,323
U	Domain 5 Multifamily	SP-2012-0330C	EQ Rate	23	52	65	52	1,338
V	Domain 4 Multifamily	SP-2011-0176C	EQ Rate	24	56	68	53	1,397
S	Streetlights Multifamily (Novare)	SP-2011-0293C	EQ Rate	22	64	59	39	1,172
PAD SITE 2	RBFCU Branch Office	SP-2012-0010C	EQ Rate	2	1	6	6	124
PAD SITE 3	Elements Hotel	SP-2016-0430C	EQ Rate	60	43	53	56	1,383
F1	Domain 7 Office	SP-2012-0206C	EQ Rate	185	25	43	217	1,346
K	Domain Block K Multifamily	SP-2013-0329C	EQ Rate	25	73	66	44	1,327
L	Domain Block L Multifamily	SP-2017-0194C	EQ Rate	15	42	38	25	764
N	Domain Block N Multifamily	SP-2013-0329C	EQ Rate	26	75	69	46	1,378
M	Domain Block M Multifamily	SP-2013-0329C	EQ Rate	21	60	55	36	1,092
J	Domain 5 Office	SP-2014-0198C	EQ Rate	62	8	25	73	450
D	Domain Block D – Nordstorm	SP-2014-0315C	EQ Rate	55	35	198	215	4,386
E	Domain 8 Office	SP-2014-0381C	EQ Rate	243	33	57	285	1,769
P	SRG Multifamily	SP-2015-0394C	EQ Rate	18	53	48	32	966

Table 3. Summary of Unadjusted Trip Generation – Domain Endeavor (Trips Used to Date)

Lot	Site Plan	City Case Number	Trip Generation Basis	AM Peak Trips		PM Peak Trips		24 Hour Daily Trips
				Enter	Exit	Enter	Exit	
Q1	Greystar Multifamily	SP-2015-0395C	EQ Rate	15	43	40	26	794
Total Trips Used				3,044	1,625	2,783	4,316	63,184
Total Trips Approved				4,268	2,063	3,736	6,131	85,365
Total Trips Remaining				1,224	438	953	1,815	22,181

The Domain Central development is proposed to consist of general office, retail, and low-rise apartments. Table 4 shows a trip generation summary for the proposed Domain Central 1 site plan (SP-2021-0441C).

Table 4. Summary of Unadjusted Trip Generation – Domain Central 1 (Proposed)

Land Use	Size	Trip Generation Basis	AM Peak Trips		PM Peak Trips		24-Hour Daily Trips
			Enter	Exit	Enter	Exit	
General Office Building (710)	477,313 SF	11 th Ed. ITE	565	77	103	505	4,520
High-Turnover (Sit-Down) Restaurant (932)	7,492 SF	11 th Ed. ITE	39	33	41	27	803
Proposed Total Trips			604	110	144	532	5,323
Remaining Trips (Approved Minus 'Used to Date Plus Proposed')			620	328	809	1,283	16,858

As shown in Table 4, the proposed land uses in the new Domain Central 1 site plan are expected to generate 5,323 unadjusted daily trips. Subtracting the sum of current and proposed trips from the total allowable daily trips, there are 16,858 unadjusted daily trips remaining for the Domain Endeavor development.

The Domain Central 1 site plan is the first site plan as part of the proposed Domain Central PDA amendment application. Table 5 provides a summary of the land use intensities and trip generation estimates for the PDA amendment application.

Table 5. Summary of Unadjusted Trip Generation – Domain Central PDA Amendment

Land Use	Size	Trip Generation Basis	AM Peak Trips		PM Peak Trips		24-Hour Daily Trips
			Enter	Exit	Enter	Exit	
Multifamily Housing (Low-Rise) (220)	315 DU	11 th Ed. ITE	29	92	98	58	2,094
General Office Building (710)	1,000,000 SF	11 th Ed. ITE	1,067	146	191	932	8,602
High-Turnover (Sit-Down) Restaurant (932)	40,000 SF	11 th Ed. ITE	211	172	221	141	4,288
Total Trips			1,307	410	510	1,131	14,984

Per the Final TIA Memo, fiscal contribution for this development was required to be posted prior to 3rd Reading at City Council. This fiscal was posted on August 12, 2013, in the amount of \$591,311.17. Additionally, Table 6 below shows a summary of the status of recommended improvements identified in the TIA.

Table 6. Summary and Status of Improvements

Intersection	Improvement	Status
Loop 1 and Duval/Burnet Road	Construct additional northbound left-turn lane	Not completed
Burnet Road and Braker Lane	Construct northbound dual left-turn lanes	In Design as part of Burnet Corridor Project
	Extend northbound right turn bay	Completed
	Construct eastbound dual left-turn lanes	In Design as part of Burnet Corridor Project
	Construct westbound dual left-turn lanes	In Design as part of Burnet Corridor Project
	Construct westbound right-turn lane	Not completed
	Construct southbound dual left-turn lanes	In Design as part of Burnet Corridor Project
Burnet Road and Gault Road	Construct westbound right-turn lane	Not completed
	Construct southbound right-turn lane	Not completed
Burnet Road and Palm Way	Construct eastbound dual left-turn lanes	Not completed

Table 6. Summary and Status of Improvements

Intersection	Improvement	Status
Domain Drive/Exploration Way and Braker Lane	Extend eastbound dual left turn bays to provide 650' of storage	Completed
	Construct southbound dual left-turn lanes	Completed
	Construct southbound dual right-turn lanes	Not completed
	Construct westbound right-turn lane	Not completed
Burnet Road and Esperanza Crossing	Install traffic signal	Installed
	Construct additional northbound left-turn lane	Not completed
	Restripe eastbound approach to provide Dual Left Turn Lanes and a Shared Right and Through Lane	Not completed

I am hereby requesting a waiver of the TIA requirement for this project, since the combined total trips for the previously approved projects and the proposed Domain Central 1 site plan will generate fewer trips than those modeled in the approved TIA.

Please feel free to contact me if you have any questions or need additional information to approve this TIA waiver request.

Sincerely,
HDR Engineering, Inc

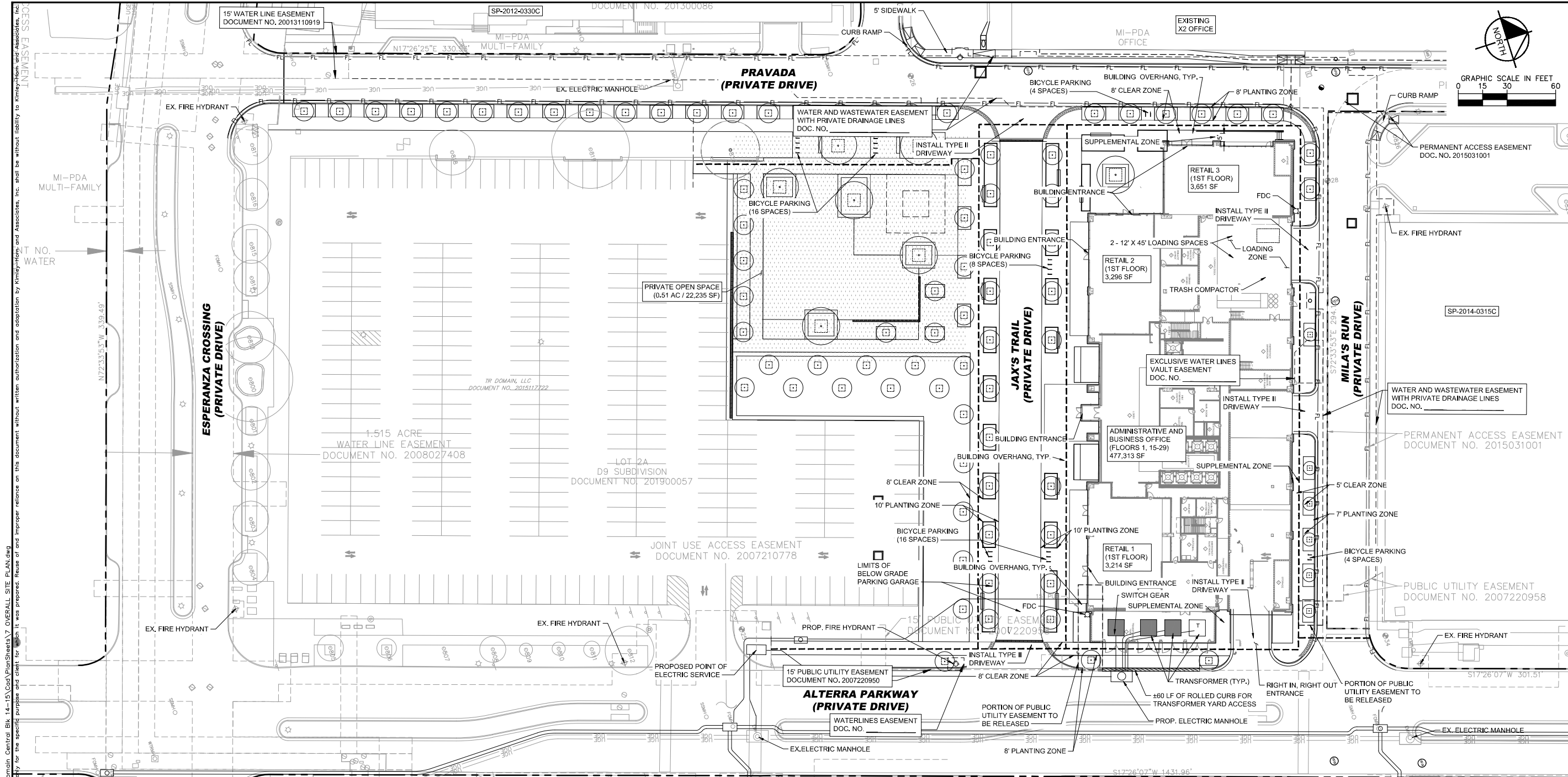


Saba Hatami, P.E., PTOE
Project Manager

CC: Allison Lehman, P.E., Kimley-Horn
Dwayne Shoppa, P.E., Kimley-Horn

Enclosures

ST



PROPOSED PARKING SUMMARY						
GARAGE LEVELS	9'-0"	8'-6"	7'-6"	ADA	VAN	TOTAL
LEVEL B1	120	12	0	2	2	136
LEVEL B2	120	12	0	4	0	136
LEVEL B3	127	12	0	1	0	140
P2	23	10	9	0	4	46
P3	55	5	12	4	0	76
P4	59	8	9	4	0	80
P5	59	8	9	4	0	80
P6	59	8	9	4	0	80
P7	59	8	15	0	0	82
P8	59	8	15	0	0	82
P9	58	10	15	0	0	83
P10	58	10	15	0	0	83
P11	58	10	15	0	0	83
P12	58	10	15	0	0	83
P14	60	7	9	0	0	76
P14.5	42	6	9	0	0	57
TOTAL	1074	144	156	23	6	1,403

19 REQUIRED ACCESSIBLE SPACES, 4 REQUIRED TO BE VAN ACCESSIBLE (23 TOTAL)
71 BICYCLE SPACES ARE REQUIRED AS % OF PROPOSED PARKING
208 BICYCLE SPACES ARE PROVIDED (48 ON SITE, 160 IN GARAGE)

EXISTING X2 OFFICE REQUIRED PARKING			
USE	BUILDING AREA SF	RATIO	TOTAL REQUIRED
OFFICE	41,322	1/300	138
TRADE SCHOOL	51,732	1/300	172
			310

REQUIRED PARKING FOR EXISTING X2 OFFICE IS PROVIDED FROM MASTER TRACKING TABLE SHEET

EXISTING X2 OFFICE PROPOSED PARKING	
PARKING TYPE	TOTAL
REMAINING SURFACE LOT	276
PARKING GARAGE SPACES FROM SP-2012-0330C	310
	586

SUBCHAPTER E NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5. AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
2. ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

REQUIRED PARKING SUMMARY			
USE	AREA (GSF)	**RATIO	REQUIRED SPACES
OFFICE	477,313	1/500	955
RETAIL/RESTAURANT	7,492	1/325	24
TOTAL			979

**RETAIL/RESURANT PARKING RATIOS PER CITY OF AUSTIN ZONING ORDINANCE NO. 2007101-056, OFFICE PARKING RATIOS PER AMENDED CITY OF AUSTIN PDA AGREEMENT (ORDINANCE NO. XXXXX)

SITE AND ZONING TABLE							
USE	SITE AREA (AC)	ZONING	BUILDING HEIGHT **MAX (FT) PROP. (FT)	STORIES	GROSS FLOOR AREA (SF)	FAR	BUILDING COVERAGE
ADMINISTRATIVE AND BUSINESS OFFICE	--	MI-PDA	400'-0"	400'-0"	29	477,313	2.9:1
GENERAL RETAIL	--	MI-PDA	400'-0"	400'-0"	29	477,313	2.9:1
PARKING GARAGE	3.98	MI-PDA	400'-0"	400'-0"	29	477,313	2.9:1

** MAXIMUMS ALLOWED PER AMENDED CITY OF AUSTIN PDA AGREEMENT (ORDINANCE NO. XXXXX)

LOT G SURFACE PARKING TRACKING TABLE	
TOTAL SPACES	535
SPACES REMOVED UNDER SP-2021-0441C	-259
SPACES REMAINING	276

NOTES:

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 18, 2015. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE-TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
5. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN INCLUDING 5 FEET ABOVE THE PARKING SPACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117.1-1998-4.6.2.
6. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
7. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL RADI TO BE 3' UNLESS OTHERWISE NOTED.
10. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
11. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
12. ACCESSIBLE ROUTES MUST HAVE A GROSS-SLOPE NO GREATER THAN 1:50.
13. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
14. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
15. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-01).
16. ADEQUATE BARRIERS SHALL BE PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
17. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. (IBC CODE 1905.2)
18. ALL FDCs TO BE TWO 24" SIMPLEX CONNECTIONS.
19. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
20. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY." LDC 25-6-4.7.
21. THIS SITE COMPLIES WITH SUBCHAPTER MEASURE TO IMPROVE CONNECTIVITY, TABLE 2.3.1 (TABLE B) BY THE FOLLOWING OPTIONS:
- 22.1. AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
- 22.2. PROVIDE SHADED SIDEWALKS ALONG 100% OF ALL PUBLICLY VISIBLE BUILDING FACADES.

LEGEND

---	PROPERTY LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED FIRE HYDRANT
---	PROPOSED TAPPING SLEEVE & VALVE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING POWER POLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING WASTEWATER MANHOLE
---	ADA ROUTE
---	EXISTING UNDERGROUND ELECTRIC CONDUIT

BENCHMARKS

TBM 25: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE RAMP ON WEST SIDE OF ALTERRA PARKWAY, ON THE NORTH SIDE OF PARKING LOT DRIVEWAY ENTRANCE, ±87' SOUTHWEST OF WASTEWATER MANHOLE. ELEV=773.42' (AS SHOWN)
TBM 26: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE SIDEWALK ON NORTH SIDE OF PRIVATE DRIVE ON WEST SIDE OF PARKING LOT. ELEV=772.01' (AS SHOWN)
TBM 28: PK NAIL WITH "STANTEC" WASHER SET IN CURB LINE DRIVEWAY ON SOUTH SIDE OF PRIVATE DRIVEWAY, ±44' SOUTHWEST OF PARKING GARAGE CORNER. ELEV=765.85' (AS SHOWN)
TBM 34: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE RAMP ON WEST SIDE OF ALTERRA PARKWAY, ON THE NORTH SIDE OF PARKING LOT DRIVEWAY ENTRANCE, ±19' SOUTHWEST OF ELECTRIC MANHOLE. ELEV=767.22' (AS SHOWN)

SITE PLAN APPROVAL SHEET ___ OF 55
FILE NUMBER: SP-2021-0441C APPLICATION DATE: 12-01-2021
APPROVED BY COMMISSION ON: UNDER SECTION 112 (OR 142) OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE: 02-28-2023 CASE MANAGER: ROSEMARY AVILA
PROJECT EXPIRATION DATE: (ORD.#970905-A) DWP# ___ D02_

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING MI-PDA
Rev. 1: Correction 1
Rev. 2: Correction 2
Rev. 3: Correction 3
Final plot must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Kimley»Horn

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5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
PHONE: 512-418-1771 FAX: 512-418-1791
TEXAS REGISTERED ENGINEERING FIRM F-928

6/27/2022

KHA PROJECT 069281501
DATE MAY 2022
SCALE: AS SHOWN
DESIGNED BY: ARL
DRAWN BY: KHA
CHECKED BY: DS

OVERALL SITE PLAN

DOMAIN CENTRAL 1
11420 ALTERRA PKVY
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
15 OF 62

SP-2021-0441C

Plotted By:Cherry, John Date:September 07, 2022 05:35:22pm File Path:K:\SAU_Civil\069281501 Domain Central Blk 14-15\Cad\Exhibits\TIA Compliance Exhibit\20220725 Master TIA exhibit.dwg

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PHONE: 512-418-1771 FAX: 512-418-1791
TEXAS REGISTERED ENGINEERING FIRM F-928

MASTER TIA EXHIBIT

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

DATE
SEP. 2022

SHEET NUMBER
1 OF 1

BUILDING SUMMARY													15-Sep-16				
LOT	LAND USE	LOT ACREAGE		BLOCK AND LOT *	CURRENT STATUS	CITY OF AUSTIN CASE NUMBER	BUILDING HEIGHT		UNITS	BUILDING COVERAGE			FAR	GROSS FLOOR AREA			
		(ACRES)	(SF)				(FLOORS)	(FT)		(ACRES)	(SF)	(%)		(ACRES)	(SF)	(%)	
N/A	SEE EXISTING BUILDING TABLE DETAILS	--	--	--			--	--	--	6.262	272,751	--	--	6.262	272,751	--	
A	WHOLE FOODS RETAIL/OFFICE/GARAGE	4.92	214315.2	14	PERMITTED	SP-2010-0343C	1	32	--	1.283	55,900	26.08%	0.299	1.471	64,077	29.90%	
D10	OFFICE/GARAGE	4.45	193842	14	PERMITTED	SP-2017-0281C	15	224		1.425	62,092	32.03%	1.480	6.732	293,225	151.27%	
D9	OFFICE/GARAGE	2.54	110642.4	14	PERMITTED	SP-2017-0221C	18	219		1.370	59,671	53.93%	3.055	7.759	337,979	305.47%	
C1	RETAIL/GEN. REST./RESIDENTIAL/GARAGE	5.068	220762.08	14	PERMITTED	SP-2008-0609C	5	65	218	2.017	87,855	39.80%	1.930	9.783	426,152	193.04%	
C2	RETAIL/OFFICE/GARAGE	3.186	138782.16	14	PERMITTED	SP-2008-0566C	5	75.25	--	2.170	94,520	68.11%	2.850	9.079	395,481	284.97%	
D11	RETAIL/OFFICE/GARAGE	3.031	132030.36	14	PERMITTED	SP-2016-0289C	16	236	--	1.836	79,972	60.57%	2.477	7.508	327,043	247.70%	
D12	OFFICE/GARAGE	3.27	142441.2	15	PERMITTED	SP-2016-0384C	17	253	--	1.373	59,809	41.99%	2.284	7.468	325,297	228.37%	
D (BLOCK)	RETAIL/GARAGE	6.664	290283.84	14	PERMITTED	SP-2014-0315C	2		--	3.821	166,427	57.33%	0.498	3.319	144,593	49.81%	
E	OFFICE/GARAGE	3.712	161694.72	14	PERMITTED	SP-2014-0381C	12	190.83		1.952	85,017	52.58%	1.857	6.893	300,257	185.69%	
F	OFFICE/GARAGE	4.256	185391.36	14	PERMITTED	SP-06-0691C	5	86.5	--	3.023	131,682	71.03%	0.977	4.157	181,087	97.68%	
F1	OFFICE/GARAGE	4.211	183431.16	15	PERMITTED	SP-2012-0206C	6	93	--	2.069	90,106	49.12%	1.246	5.246	228,501	124.57%	
G1	OFFICE/RETAIL/RESTAURANT	3.98	173,369	14	PERMITTED	SP-2021-0441C	29	400	--	0.780	34,220	19.60%	2.710	10.786	469,821	271.00%	
G2		1.696	73877.76	14	PLANNING	--											
H&T	RESIDENTIAL	4.679	203817.24	12	PERMITTED	SP-2011-0057C	4	60	315	1.858	80,947	39.72%	1.546	7.236	315,202	154.65%	
J	OFFICE/PARKING LOT	4.663	203120.28	1,7	PERMITTED	SP-2014-0198C	3	44	-	0.529	23,022	11.33%	0.377	1.756	76,480	37.65%	
K	RESIDENTIAL	4.751	206953.56	1,7	PERMITTED	SP-2013-329C	4	60	316	3.279	142,843	69.02%	1.492	7.088	308,744	149.19%	
L	RESIDENTIAL	2.108	91824.48	1,6	IN REVIEW	SP-2017-0194C	7	76	182	1.363	59,372	64.66%	2.573	5.423	236,243	257.28%	
M	RESIDENTIAL	3.476	151414.56	1	PERMITTED	SP-2015-0443C	5	60	260	1.737	75,646	49.96%	1.651	5.739	249,975	165.09%	
N	RESIDENTIAL	3.859	168098.04	7	PERMITTED	SP-2015-0394C	5	60	328	2.105	91,678	54.54%	1.549	5.978	260,411	154.92%	
P	RESIDENTIAL	3.767	164090.52	7	PERMITTED	SP-2015-0395C	11	135.67	230*	1.208	52,635	32.07%	1.730	6.529	284,400	173.32%	
Q1	RESIDENTIAL	2.13	92782.8	7	PERMITTED	SP-2015-0581C	5	66	189	1.562	68,062	73.33%	2.667	5.680	247,418	266.66%	
Q2	RECREATION CENTER	1.55	67518	1,7					--								
R	CHILL WATER FACILITY / SUBSTATION	4.87	212137.2	1	EXISTING	--	1	30	--	1.001	43,583	20.54%	0.221	1.078	46,943	22.13%	
S	RESIDENTIAL/GARAGE	2.894	126062.64	2	PERMITTED	SP-2011-0293C	6	82	279	2.216	96,519	76.56%	2.495	7.222	314,584	249.55%	
U	RESIDENTIAL/RESTAURANT	3.385	147450.6	1	PERMITTED	SP-2012-0330C	4	94.5	211					5.489	239,095	162.15%	
V (BLOCK)	RESIDENTIAL/RESTAURANT	3.407	148408.92	14	PERMITTED	SP-2011-0176C	4	82.5	228	1.514	65,969	44.45%	1.736	5.915	257,648	173.61%	
W1 (BLOCK)	EXISTING OFFICE BUILDING	4.128	179815.68	14	EXISTING	--	2	36	--	2.252	98,076	54.54%	0.999	4.125	179,697	99.93%	
W2 (BLOCK)	RETAIL/RESIDENTIAL/GARAGE	4.709	205124.04	14	PERMITTED	SP-2008-0314C	5	76.3	79	2.916	127,021	61.92%	2.244	10.567	460,281	224.39%	
X1 (BLOCK)	RETAIL/RESTAURANT	1.428	62203.68	14	PERMITTED	SP-2009-0040C	2	36	--	0.819	35,679	57.36%	0.681	0.972	42,339	68.07%	
X2 (BLOCK)	EXIST. CULINARY ACADEMY & OFFICE	5.401	235,268	14	EXISTING	--	1	30	--	3.378	147,139	62.54%	0.624	3.370	146,804	62.40%	
VALENCIA	RETAIL	0.679	29577.24	14	PERMITTED	SP-2009-0040C	2	20	--	0.417	18,168	61.43%	0.614	0.417	18,168	61.43%	
Y	RETAIL/GEN. RESTAURANT	3.81	165963.6	14	PERMITTED	SP-2008-0401C.R2	4	68.75	--	1.527	66,514	40.08%	0.648	2.469	107,533	64.79%	
Z	RETAIL/OFFICE/RESIDENTIAL/GARAGE	8.73	380278.8	14	PERMITTED	SP-2012-0355C	6	82.83	252	5.306	231,138	60.78%	3.228	28.180	1,227,537	322.80%	
Z4	OFFICE	0.58	25264.8	15	PERMITTED	SP-2019-0145CT	4	82	--	0.383	16,688	66.05%	1.947	1.129	49,184	194.67%	
ALOFT	HOTEL/RETAIL/COCKTAIL LOUNGE	1.049	45694.44	10	PERMITTED	SP-07-0576.CT	6	80.25	140*	0.510	22,216	48.62%	1.888	1.980	86,249	188.75%	
X3 (BLOCK)	HOTEL/RETAIL/REST.	1.356	59,067	14	PERMITTED	SP-2009-0040C	8	125	171*	0.688	29,952	50.71%	2.725	3.696	160,979	272.53%	
PARK ***	OPEN SPACE	8.05	350658	14	PERMITTED	SP-2011-0206C	1	16	--	0.100	4,374	1.25%	0.002	0.017	749	0.21%	
PAD SITE 2	BANK/FINANCIAL SERVICES (LOT 1-B)	1.501	65370.492	3	PERMITTED	SP-2012-0010C	1	28	--	0.136	5,908	9.04%	0.062	0.094	4,077	6.24%	
PAD SITE 3	ELEMENTS HOTEL (LOT 1-C)	1.499	65296.44	4	PLANNING	SP-2016-0430C			155*	0.3928604	17,113	26.21%	1.572	2.357	102,678	157.24%	
		173.160	7,542,850						Total	2,999	66.575	2,900,284	38.45%	1.218	210.966	9,189,682	121.83%
									Allowed	6,000							

*1. AMENDED PLAT OF LOTS 2-A1 AND 2-A4, BLOCK "A", RESUBDIVISION OF LOT 2 - *7. MULTEK SUBDIVISION, BLOCK "A" LOT 3, DOC. NO. 200400090

- *1. AMENDED PLAT OF LOTS 2-A1 AND 2-A4, BLOCK "A", RESUBDIVISION OF LOT 2- BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVIS LOT 2-A1, DOC. NO. 200800180

*2. RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION BLOCK "A" LOT 2-B, DOC. NO. 200700203

*3. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1- DOC. NO. 200600294

*4. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1- DOC. NO. 200600294

*5. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1- DOC. NO. 200600294

*6. RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, LOT 1- DOC. NO. 200600294
- *7. MULTEK SUBDIVISION, BLOCK "A" LOT 3, DOC. NO. 200400090

*8. RESUBDIVISION OF LOT 2-A, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, BLOCK "A" LOT 2-A2, DOC. NO. 200700336

*9. RESUBDIVISION OF LOT 2-A, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, BLOCK "A" LOT 2-A3, DOC. NO. 200700336

*10. AMENDED PLAT OF LOTS 2-A1 AND 2-A4, BLOCK "A", RESUBDIVISION OF LOT 2-A, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION, LOT 2-A4, DOC. NO. 200800180

*11. RREEF DOMAIN-MULTEK PARKING RESUBDIVISION, BLOCK "A" LOT 2-A1-B, DOC NO. 200800178

*12. RREEF DOMAIN BLOCK T AND H SUBDIVISION. LOT 2 BLOCK "A", DOC. NO. 200800272

*13. RREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION, DOC. NO. 201100129

*14. RREEF DOMAIN BLOCK V SUBDIVISION, DOC NO. 201100200

*15. AMENDED PLAT OF LOTS 2A & 4A OF RREEF DOMAIN BLOCK V SUBDIVISION, DOC. NO. _____

TOTAL BUILDING COVERAGE =66.575 AC38.45%

TOTAL GROSS FLOOR AREA =210.97 AC121.83%

TOTAL FAR =1.22 :1

PROPOSED PARKING SUMMARY TABLE																
LOT	LAND USE	BUILDING USE SUMMARY							REQUIRED PARKING				PROPOSED PARKING			
		RETAIL SPACE	RESTAURANT SPACE			OFFICE SPACE	RES.	HOTEL	RETAIL/ REST.	OFFICE	RES./ HOTEL	TOTAL **				
			SHOPPING CENTER	HIGH TURNOVER	PATIO AREA											
		GSF	GSF	GSF	GSF	GSF	UNITS	UNITS	1/325	1/400	ARIES/UNIT	REQUIRED	STRUCTURE	SURFACE	STREET	TOTAL
A	WHOLE FOODS RETAIL/OFFICE/GARAGE	55,900							172	0		172	117	206		323
B	POND									0						0
D10	OFFICE/GARAGE					293,225				734			1,145			1,145
D9	OFFICE/GARAGE					337,979				845			1,234			1,234
C1	RETAIL/GEN. REST./RESIDENTIAL/GARAGE	51,102					218		158		243	401	554	67		621
C2	RETAIL/OFFICE/GARAGE	27,937	10,704			125,658			119	314		433	692			692
D11	RETAIL/OFFICE/GARAGE	8,102				327,043			25	818		843	1,474			1,474
D12	OFFICE/GARAGE					325,297				813		813	1,196			1,196
D	RETAIL/GARAGE	144,593							445			445	980	32		1,012
E	OFFICE/GARAGE					300,257			0	751		751	1,077			1,077
F	OFFICE/GARAGE					181,087			0	453		453	535	22		557
F1	OFFICE/GARAGE					228,501			0	572		572	840			840
G	OFFICE/RETAIL/RESTAURANT		7,492	0		477,313	0		24	955		979	1,206			1,206
H&T	RESIDENTIAL						315				355	355	402	2		404
J	OFFICE/PARKING LOT					76,480				192		192		277		277
K	RESIDENTIAL						316				345	345	394		30	424
L	RESIDENTIAL						182				201	201	268			268
M	RESIDENTIAL						260				286	286	371		23	394
N	RESIDENTIAL						328				360	360	420		17	437
P	RESIDENTIAL						230				361	361				0
Q1	RESIDENTIAL						189				216	216	240		7	247
Q2	RECREATION CENTER															
R	CHILL WATER FACILITY / SUBSTATION															
S	RESIDENTIAL/GARAGE						279				279	279	403	13		416
U	RESIDENTIAL/RESTAURANT		14,889				211		46		241	287	741			741
V	RESIDENTIAL/RESTAURANT		14,472				228		45		258	303	503			503
W1****	EXISTING OFFICE BUILDING															
W2	RETAIL/RESIDENTIAL/GARAGE	42,104	51,821	6,000			79		308		315	623	809	12		821
X3, Valencia	RETAIL/HOTEL/REST.	31,358	2,016				0	171	103		86	189		11		11
X1	RETAIL/RESTAURANT	15,420	29,177			5,565	0	0	138	14	0	152		0		0
Y	RETAIL/GEN. RESTAURANT	71,658		35,875					331			331				0
Z	RETAIL/OFFICE/RESIDENTIAL/GARAGE	108,650		11,500		119,193	252		370	298	286	954	1,941		5	1,946
Z4	OFFICE					49,184				123		123				0
ALOFT	HOTEL/RETAIL/COCKTAIL LOUNGE	2,279	7,959					140	32	0	70	102		211		211
PAD SITE 2	BANK/FINANCIAL SERVICES (LOT 1-B)	4,077							13			13		34		34
PAD SITE 3	ELEMENTS HOTEL (LOT 1-C)							155	0		171	171	188			188
PARK	PARK															
ALLEY A	PRIVATE DRIVEWAY															
ALLEY B	PRIVATE DRIVEWAY															
PRAVADA	PRIVATE DRIVEWAY															
CHERRY SAGE	PRIVATE DRIVEWAY											0				0
DRIVE E-F	PRIVATE DRIVEWAYS															
DRIVE K-J	PRIVATE DRIVEWAYS															
DRIVE M-N	PRIVATE DRIVEWAYS															
DRIVE P-N	PRIVATE DRIVEWAYS															
DRIVE Q1	PRIVATE DRIVEWAYS															
DOMAIN BOULEVARD	PRIVATE DRIVEWAYS											0			46	46
DOMAIN DRIVE	PRIVATE DRIVEWAY															
ALTERRA PARKWAY N	PRIVATE DRIVEWAY															
ALTERRA PARKWAY EXT	PRIVATE DRIVEWAY															
ALTERRA PARKWAY S	PRIVATE DRIVEWAY															
ESPERANZA DRIVE	PRIVATE DRIVEWAY															
KRAMER LANE	PRIVATE DRIVEWAY															
PALM WAY	PRIVATE DRIVEWAY											0			58	58
ROCK ROSE	PRIVATE DRIVEWAY											0			88	88
OPEN SPACE C	HOTEL PARKING***											133		133		133
TOTAL							3,087	466					12,881			

* DUE TO THE UNKNOWN APARTMENT/HOTEL SIZES PROPOSED ON THE DOMAIN, AN AVERAGE SIZE WAS ASSUMED TO BE 2 BEDROOMS AND REQUIRE 1.5 SPACES/APT AND .5 SPACES/HOTEL UNIT

** SEE SITE DEVELOPMENT PERMIT PLANS FOR DETAILED PARKING DATA FOR EACH PROJECT.

***PARKING FOR WESTIN HOTEL, SP-07-0669C, PER UNIFIED DEVELOPMENT AGREEMENT # 2008160469

****PARKING FOR THE EXISTING BUILDINGS 2 & 5 ON BLOCKS W1 & X2 ARE ACCOUNTED FOR IN THE EXISTING BUILDINGS PARKING SUMMARY & ALOFT

TRAFFIC IMPACT ANALYSIS TRACKING

			Proposed Trips (24 Hour Two Way Volume)								15-Jun-22				
Lot	Project	City Case No.	General Office	Shopping Center	High-Rise Apts	Hotel	High-Turnover Restaurant	Super-market	Utilities	General Office**	AM Peak Trips Used		PM Peak Trips Used		Number of Trips Used
											Enter	Exit	Enter	Exit	
F	Domain 6 Office	SP-06-0691C	1,067	0	0	0	0				147	20	34	172	1,067
ALOFT	Aloft Hotel	SP-07-0576.CT	0	311	0	1,249	0				58	42	62	66	1,559
W2	Domain Block W2	SP-2008-0314C	0	2,849	332	0	763				78	74	185	177	3,943
Y	Domain Block Y	SP-2008-0401C.R2	0	2,173	0	0	4,562				242	216	337	260	6,735
Z	Domain Block Z	SP-2012-0355C	702	3,295	1,058	0	1,462				227	161	301	359	6,518
Z4	Domain Z4 Office	SP-2017-0145CT	533	0	0	0	0				63	10	9	49	533
D10	Domain 10 Office	SP-2017-0281C	1,727	0	0	0	0				238	32	56	279	1,727
D9	Domain 9 Office	SP-2017-0221C	1,991	0	0	0	0				274	37	64	321	1,991
C1	Domain Block C1	SP-2008-0609C	0	1,550	916	0	0				37	62	116	107	2,466
C2	Domain 1 Office	SP-2008-0566C	740	1,172	0	0	0				116	23	77	177	1,912
D11	Domain 11 Office	SP-2016-0289C	1,926	246	0	0	0				268	38	73	323	2,172
D12	Domain 12 Office	SP-2016-0384C	1,916	0	0	0	0				263	36	62	309	1,916
X1	Domain Block X1 and X3	SP-2009-0040C	33	1,353	0	0	0				21	11	62	72	1,385
X3, Valencia	Domain Block X1 and X3	SP-2009-0040C	0	1,012	0	1,525	0				79	56	104	111	2,538
A	Whole Foods Market	SP-2010-0343C	0	0	0	0	0	5,715			111	71	296	284	5,715
H&T	Domain 3 Multifamily	SP-2011-0057C	0	0	1,323	0	0				25	72	66	44	1,323
G	Domain Central 1	SP-2021-0441C	4,520	0	0	0	803				604	110	144	532	5,323
U	Domain 5 Multifamily	SP-2012-0330C	0	452	886	0	0				23	52	65	52	1,338
V	Domain 4 Multifamily	SP-2011-0176C	0	439	958	0	0				24	56	68	53	1,397
S	Streetlights Multifamily (Novare)	SP-2011-0293C	0	0	1,172	0	0				22	64	59	39	1,172
PAD SITE 2	RBFCU Branch Office	SP-2012-0010C	0	124	0	0	0				2	1	6	6	124
PAD SITE 3	Elements Hotel	SP-2016-0430C	0	0	0	1,383	0				60	43	53	56	1,383
F1	Domain 7 Office	SP-2012-0206C	1,346	0	0	0	0				185	25	43	217	1,346
K	Domain Block K Multifamily	SP-2013-0329C	0	0	1,327	0	0				25	73	66	44	1,327
L	Domain Block L Multifamily	SP-2017-0194C	0	0	764	0	0				15	42	38	25	764
N	Domain Block N Multifamily	SP-2013-0329C	0	0	1,378	0	0				26	75	69	46	1,378
M	Domain Block M Multifamily	SP-2013-0329C	0	0	1,092	0	0				21	60	55	36	1,092
J	Domain 5 Office	SP-2014-0198C	450	0	0	0	0				62	8	15	73	450
D	Domain Block D - Nordstrom	SP-2014-0315C	0	4,386	0	0	0				55	35	198	215	4,386
E	Domain 8 Office	SP-2014-0381C	1,769	0	0	0	0				243	33	57	285	1,769
P	SRG Multifamily	SP-2015-0395C	0	0	966	0	0				18	53	48	32	966
Q1	Greystar Multifamily	SP-2015-0581C	0	0	794	0	0				15	43	40	26	794

*Allowable trips based on The Domain Traffic Impact Analysis prepared by WHM Transportation Engineering on December 20, 2006.

** Expansion of existing office building

Total Trips Used	3,648	1,735	2,927	4,848	68,507
Total Trips Allowed*	4,268	2,063	3,736	6,131	85,365
Total Trips Remaining	620	328	809	1,283	16,858