

WHM Transportation Engineering Consultants, Inc.

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Mr. Thomas E. Word, Jr., P.E.
City of Round Rock
Public Works Department
2008 Enterprise Drive
Round Rock, Texas 78664

Dear Tom:

WHM submitted the final version of the La Frontera Traffic Impact Analysis in February 1999. As you know, development of the property is underway. Several parcels of property are under contract and site plans have been or are in the process of being developed.

Table 1 on Page 11 of the TIA (copy enclosed for your information) provided estimated trip generation for proposed land uses on each tract of the La Frontera Development. Tract numbers are associated with Figure 2 from the TIA, a copy of which is enclosed. The land use assumptions contained in the TIA were the best estimate of proposed development on the site at the time the TIA was prepared. As development continues, the property developers have made minor modifications to the land use plan to accommodate potential buyers.

The analysis in the TIA was completed assuming a total of 9,588 PM peak hour trips. We propose to provide you with a summary of developing land uses periodically to keep track of PM PHT's to ensure that total development at the La Frontera site does not exceed that approved in the original TIA. It should be noted that lot numbers and sizes have changed slightly from that shown in Figure 2. In the interest of preventing confusion, I have assumed the same lot configuration shown in Figure 2 to categorize new trip generation estimates (i.e. some lots are now configured differently but the overall land area is the same -- so any discrepancy in lot sizes will be negated). Enclosed Table 2 provides a summary of eminent development at the La Frontera site. Note that the total number of PHT's estimated for current development is 4,308, which is 5,280 PHT's less than the approved total of 9,588 PHT's.

These trip generation estimates are provided for your information so that development within La Frontera can be tracked against the TIA. Please provide me with a response indicating your concurrence with the proposed land uses and trip generation estimates so that La Frontera may provide documentation of land use approval to developers under contract. Please contact me if you have any questions or need additional information.

Sincerely,

Heidi Ross, P.E.
Project Engineer

cc: Trey Salinas, 35/45 Investors, L.P.
Bill Wealtz, P.E., Baker-Aicklen & Associates
Joseph Skidmore, Doucet & Associates, Inc.

TABLE 1. TRIP GENERATION ESTIMATES - LA FRONTERA PROPOSED DEVELOPMENT

Lot Number	Land Use	Size SF	Daily Traffic Volume	AM Peak Hour		PM Peak Hour		Buildout Year
				Enter	Exit	Enter	Exit	
1	Office	35,937	605	73	10	20	99	1999
2	Office	55,539	845	103	14	24	117	1999
3	Office	118,701	1,514	188	26	36	176	2000
4	Office	52,272	806	98	13	23	114	2000
5	Office	74,052	1,054	129	18	28	135	2000
6	Office	126,324	1,588	198	27	38	183	2002
7	Office	287,496	3,165	395	54	73	356	2001
8	Office	392,040	4,316	538	73	99	485	2003
9	Office	63,162	933	114	16	26	125	2002
10	Office	141,570	1,733	216	30	40	198	2003
11	Office	202,554	2,230	278	38	51	250	2004
12A	Office	99,317	1,320	163	22	32	158	2001
12B	Office	99,317	1,320	163	22	32	158	2002
13	Office	167,706	1,974	248	34	45	222	2000
14A	Hotel	200 rms	1,646	68	44	65	57	2000
14B	Office	200,376	2,206	275	38	51	248	2000
16	Hotel	120 rms	988	41	26	39	34	2004
17	Hotel	120 rms	988	41	26	39	34	1999
18	Hotel	90 rms	741	31	20	29	26	1999
19	Hotel	90 rms	741	31	20	29	26	2000
15+28	Cinema	4500 seats	-	-	-	334	296	2000
20	Restaurant (HT Sit-down)	10,454	1,363	50	47	68	45	2000
21	Restaurant (HT Sit-down)	8,886	1,158	43	40	58	39	2000
22	Restaurant (HT Sit-down)	9,409	1,226	45	42	61	41	2000
23	Restaurant (HT Sit-down)	5,750	749	28	26	37	25	2000
24	Restaurant (HT Sit-down)	5,750	749	28	26	37	25	2001
25	Restaurant (HT Sit-down)	11,500	1,499	55	51	75	50	2001
26	Restaurant (HT Sit-down)	9,932	1,295	48	44	65	43	2001
27	Restaurant (HT Sit-down)	11,500	1,499	55	51	75	50	2001
29	Shopping Center	607,727	26,084	382	244	1,091	1,182	1999
	Subtotal	2,797,271 620 rms 4,500 seats	66,335	4,125	1,142	2,720	4,997	
Wedge	Shopping Center	1,306,800	12,339	181	115	516	559	2001
Wedge	Shopping Center	435,600	4,113	60	38	172	186	2002
Wedge	Office	653,400	3,237	404	55	74	364	2003
	Subtotal	2,395,800	19,689	645	208	762	1,109	
	TOTAL Trips		86,024	4,770	1,350	3,482	6,106	

TABLE 2. TRIP GENERATION ESTIMATES - LA FRONTERA EMINENT DEVELOPMENT

Lot Number	Land Use	Size SF	Daily Traffic Volume	AM Peak Hour		PM Peak Hour		Buildout Year
				Enter	Exit	Enter	Exit	
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12A								
12B								
13	Hotel	295 rms	2,428	101	64	95	85	2000
14A								
14B								
16	Office	320,000	3,242	415	57	74	364	2000
17	Office (comb. with Lot 16)	-	-	-	-	-	-	
18								
19								
15+28	Cinema	4500 seats	-	-	-	334	296	2000
20 thru 27	Restaurant (HT Sit-down)	61,700	8,042	297	275	402	268	2000
21	Rest. (see Lot 20 thru 27)	-	-	-	-	-	-	-
22	Rest. (see Lot 20 thru 27)	-	-	-	-	-	-	-
23	Rest. (see Lot 20 thru 27)	-	-	-	-	-	-	-
24	Rest. (see Lot 20 thru 27)	-	-	-	-	-	-	-
25	Rest. (see Lot 20 thru 27)	-	-	-	-	-	-	-
26	Rest. (see Lot 20 thru 27)	-	-	-	-	-	-	-
27	Rest. (see Lot 20 thru 27)	-	-	-	-	-	-	-
29	Shopping Center	644,221	22,583	296	198	1,031	1,117	2000
	Subtotal	1,025,921 295 rms 4,500 seats	36,295	1,109	594	1,936	2,130	
Wedge	Multifamily	411 du	2,598	33	174	162	80	2000
Wedge								
Wedge								
	Subtotal	411 du	2,598	33	174	162	80	
	TOTAL Trips		38,893	1,142	768	2,098	2,210	