

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, and an update to the land use table in July 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 from that shown in Figure 2. Enclosed Table 2 provides a summary of development at the La Frontera site according to the new lot configuration (see enclosed figure which shows the revised lot configuration). Land use information listed in italics represents estimates since development plans for these tracts have not been completed. The remaining land uses and sizes listed on Table 2 are for committed developments for which site plans have been or are in the process of being prepared. Note that the total number of PHT's estimated for the development is 8,659, which is 929 PHT's less than the approved total of 9,588 PHT's for this area.

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: Bill Smalling, 35/45 Investors, L.P.

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 DEVELOPMENT

Block	Lot Number	Land Use	Size SF	Daily Traffic Volume	AM Peak Hour		PM Peak Hour	
					Enter	Exit	Enter	Exit
B	1	Retail	67,736	2,907	43	27	122	132
	2	Office	200,000	2,260	285	39	52	252
	3	Office (comb. w/ Lot 2)	-	-	-	-	-	-
	4	Office (comb. w/ Lot 2)	-	-	-	-	-	-
	5	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-
26.7 acres		Office	287,496	2,986	381	52	68	333
		Office	392,040	3,790	488	66	88	431
D	1	Detention Pond	-	-	-	-	-	-
	2	Multifamily	450 du	2,831	36	191	176	87
	3	Hotel	300 rms	2,676	117	84	104	109
	4	Office	161,172	1,915	240	33	44	216
	5	Multifamily (comb. w/ Lot 2)	-	-	-	-	-	-
E	1	Office	200,376	2,263	286	39	52	252
	2	Office	193,406	2,203	278	38	50	246
	3	Green Space	-	-	-	-	-	-
	4	Green Space	-	-	-	-	-	-
F	1	Office	189,000	2,164	273	37	49	242
	2	Restaurant	7,000	912	34	31	46	30
	3	Office	30,000	330	41	6	8	37
	4	Office (comb. w/ Lot 1)	-	-	-	-	-	-
G	1	Office	261,360	2,776	353	48	63	309
	2	Bank	5 DT lanes	2,056	67	51	158	158
	3	Retail	17,424	748	11	7	31	34
		Office	304,920	3,124	399	54	72	350
		Retail	90,496	3,884	57	36	162	176
		Cinema	4500 seats	-	-	-	334	296
La Frontera East		Restaurant (HT Sit-down)	61,700	8,042	297	275	402	268
La Frontera East		Retail	644,221	22,583	296	198	1,031	1,117
		Subtotal	3,108,347 450 du 300 rms 5 DT lanes 4,500 seats	70,450	3,982	1,312	3,112	5,075
J	Wedge	Multifamily	411 du	2,598	33	174	162	80
K	Wedge	Gas Station w/ Conv. Mkt	12 stations	6,511	103	103	115	115
		Subtotal	411 du 12 stations	9,109	136	277	277	195
		TOTAL Trips		79,559	4,118	1,589	3,389	5,270