## TIA DETERMINATION REQUIREMENTS

May 23, 2024 ADM Redevelopment TIA24-0009

Owner:
HMT Engineering, Owner Rep
josephs@hmtnb.com

Preparer:
James Robertson
jrobertson@lee-eng.com

The Engineering Division reviewed the TIA Worksheet and associated documents for the referenced development and TIA determination. Based on the information provided in the application, a Level 3 TIA Report is required.

Please submit the attached <u>TIA Scope Worksheet</u>, along with all other pertinent documents (listed on Scope Worksheet: Required Documents), through the portal, and kindly inform the Engineering Permit Technician by email: engineeringtechs@newbraunfels.gov. Upon receipt and review of the packet, City staff will review and finalize the TIA Scope Worksheet, or follow up with a request for information, or a scope meeting.

A TIA scope meeting will be required per the TIA Scope Worksheet: Section 4. A scope meeting may also be requested by the applicant. If a meeting is necessary, City staff will contact you to schedule.

NOTE: The Location Exhibit / "Development Stats" is inconsistent with the TIA Worksheet trip quantities. Restaurant and "Silo Event" are missing. Shopping Plaza/Retail is also slightly different in KSF GLA. Please update and include with the submittal of the scoping packet.

Effective April 1, 2024, the review fee will be determined based on the TIA scope and review comments and will be provided with the TIA Scope Worksheet and review comments. The review fee shall be paid through the portal to start the review.

Please contact the Engineering Division at (830) 221-4275 if you have any questions or need additional information.

Respectfully,

Jessica Perry, E.I.T. Graduate Engineer

JP / jp

\*\*\*After preparing the TIA, please submit report using the online portal <a href="https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx">https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx</a>
once the document has been uploaded email cedmond@newbraunfels.gov with the

once the document has been uploaded email cedmond@newbraunfels.gov with the transmittal letter attached to notify of the TIA submittal.

## CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet to <u>determine</u> Traffic Impact Analysis requirements and as a requirement for zoning, master plan, plat, and permit applications as specified in the City of New Braunfels Code of Ordinances Section 118-46. A project site plan with an area map must be included with this worksheet to be considered a complete application.

Subdivision Plat Name: ADM Redevelopment Location? Courty	Section :	1: General Information						Ì							
Comain   C	Project Name: ADM Redevelopment Date: 05/22/2024														
Owner Name:HMT Engineering, Owner Rep Owner Address:290 S. Castell Avenue, Ste. 100, New Braunfels, TX 78130 Owner Phone:(830) 625-8555  Preparer Campary-Lee Engineering, LU Preparer Name:Dr. James Robertson, PE, PTOE, RSP218 Preparer Address:8122 Datapoint Drive, Sulte 1005, San Antonio, TX 78229 Preparer Phone:(210) 625-7418  Perparer Ph	Subdivision Plat Name: ADM Redevelopment						Project Address/Location:3 tracts (Approx. 12 acres) north of San Antonio St at Market Ave								
Owner Address: 290 S. Castell Avenue, Ste. 100, New Braunfels, TX 78130  Owner Phone: (830) 625-8555  Preparer Company: Lee Engineering, LLC  Preparer Phone: Preparer Famil: probertson @lee-eng.com  Preparer Address: 8122 Datapoint Drive, Suite 1005, San Antonio, TX 78229  Preparer Address: 8122 Datapoint Drive, Suite 1005, San Antonio, TX 78229  Preparer Phone: (210) 625-7418  **Poplication Type or Reason for TIA Worksheet Is required with all zoning, plan, plat, and permit applications)  TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)  TIA Worksheet Only (9 peak hour trips or less)  TIA Worksheet Only (9 peak hour trips or less)  TIA Worksheet Only - Previous TIA Worksheet/Report Approved (complete Sections 3-6)  TIA Worksheet Only - Previous TIA Report not required (supporting documentation may be required)  TEXPOT Access Authorized?  Yes (provide supporting documentation)  **Retain Tipe Tipe Code**  Unit**  TIPE Code**  Unit**  TIPE Code**  Unit**  Multifarmily Housing (Low-Rise)  Add Peak Peak Peak Peak Peak Peak Peak Peak	Locatio	n?		New Braunf	els ETJ			70.000.000.000.000.000	·		Gua	dalupe Cou	nty		
Preparer Company:Lee Engineering, LLC Preparer Name:Dr. James Robertson, PE, PTOE, RSP2IB Preparer Address:8122 Datapoint Drive, Suite 1005, San Antonio, TX 78229 Preparer Address:8122 Datapoint Drive, Suite 1005, San Antonio, TX 78229 Preparer Phone:(210) 625-7418    Conling															
Preparer Name: Dr. James Robertson, PE, PTOE, RSP2IB Preparer Email: jrobertson@lee-eng.com Preparer Address: 8122 Datapoint Drive, Suite 1005. San Antonio, TX 78229 Preparer Phone: (210) 625-7418  ### Prepare Phone: (210) 625-7418  ### Preparer Phone: (210) 625-7418  ### Preparer Phone: (210) 625-7418  ### Prepare Phone: (210) 625-7418  ### Preparer Phone: (210) 625-7418  ### Prepare Phone: (21	Owner	Address: 290 S. Castell Avenue, Ste. 100, N	New Braur	nfels, TX 781	30	C	wner Phon	e:(830) 62	5-8555						
Preparer Address:8122 Datapoint Drive, Suite 1005, San Antonio, TX 78229  Preparer Phone:(210) 625-7418  **Polication Type or Reason for TIA Worksheet/Report    Zoning	Prepare	er Company:Lee Engineering, LLC									146				
Application Type or Reason for TIA Worksheet/Report    Total From additional traps   Perlam   Preliminary Plat   Final Plat   Permit	Preparer Name: Dr. James Robertson, PE, PTOE, RSP2IB Preparer Email: jrobertson@lee-eng.com									.com					
Zoning	Prepare	er Address:8122 Datapoint Drive, Suite 100	5, San An	tonio, TX 782	229	P	reparer Pho	one:(210)	525-7418	n marketing and to AT St. Prop. Mr Prop. pr. vill	State and Colombia for the			ADDRESS AND DESCRIPTION OF THE PARTY OF THE	
TA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)    TIA Worksheet Only (99 peak hour trips or less)   Level 2 TIA Report (200-499 peak hour trips)   Level 2 TIA Report (200-499 peak hour trips)   Level 3 TIA Report (500 or more peak hour trips)   TXDOT Access Authorized?    Yes (provide supporting documentation)   No (authorization required for application approval)   Not Applicable   Not Applica	Applicat	ion Type or Reason for TIA Worksheet/F	Report					0325.3						ALL DESCRIPTIONS	
□ TIA Worksheet Only (99 peak hour trips or less) □ TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6) □ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required) □ TXDOT Access Authorized? □ Yes (provide supporting documentation) □ No (authorization required for application approval) □ Not Applicable □ TITE □ TI	Zon	ing Master P	lan		Preli	minary Pla	it	F	inal Plat			Permit	on Motor Charles and All Control		
TIA Worksheet Only - Previous TIA Worksheet/Report Approved (complete Sections 3-6)  TXDOT Access Authorized?  Yes (provide supporting documentation)  No (authorization required for application approval)  Phase Land Use  ITE Code¹  Unit²  Unit²  Froject Unit²  Unit²  Worksheet Only - Previous TIA Report (500 or more peak hour trips)  Level 3 TIA Report (500 or more peak hour trips)  Not Applicable    Not Applicable	TIA Subi	mittal Type (A TIA Worksheet is required	with all z	oning, plan,	plat, and p	ermit app	lications)								
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TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)  TXDOT Access Authorized?  Ves (provide supporting documentation)  No (authorization required for application approval)  TECTION TITE  Unit's Project Project Unit's Project Project Project Project Project Project Unit's Proj	│	Worksheet Only – Previous TIA Workshe	et/Report	t Approved (	complete :	Sections 3-	-6)								
Yes (provide supporting documentation)  No (authorization required for application approval)  Phase Land Use and Trip Information for Application  ITE Code¹ Unit² Est. Project Unit² Peak Hour Rate Rate Rate Rate Rate Rate Rate Rate															
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Phase Land Use    Code <sup>1</sup>   Unit <sup>2</sup>   Project Units   Hour Rate   Hour Rate   Rate   Rate   Rate   Hour Rate   Hou		Land Use	175	175	Est.	Critical								Daily	
Multifamily Housing (Low-Rise)   220   Dwelling Units   316   PM   0.40   0.51   0.41   6.74   126   161   130   2,130	Phase				Project	Peak				Trip					
Multifamily Housing (Low-Rise) 220 Dwelling Units 316 PM 0.40 0.51 0.41 6.74 126 161 130 2,130 Shopping Plaza (40-150k) (No Supermarket) 821 1000 Sq FLGLA 124.2 SAT 1.73 5.19 6.22 67.52 215 645 773 8,386 General Office Building 710 1000 Sq FLGFA 80.7 AM 1.52 1.44 0.53 10.84 123 116 43 876 Hotel 310 Rooms 137 SAT 0.46 0.59 0.72 7.99 63 81 99 1,096 Location Exhibit / "Development Stats" is inconsistent with these trip quantities. Restaurant and "Silo Event" are missing. Shopping Plaza/Retail is also slightly different in KSF GLA. Please update and include with scoping packet.  Total from additional tabulation sheet (if necessary): 527 1,003 1,045 12,488 Total:  Institute of Transportation Engineers (ITE) Trip Generation, 11 <sup>th</sup> Edition or most recent; <sup>2</sup> E.g., Dwelling Units, Acres, Employees, KSF, etc.			Coue	Onit	Units	Hour				Rate					
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Date: ATTATATA	mstitute	Reviewed by: Jessica Perry	,					-,	, ,	Date	e:5/23/20	124			

TIA Worksheet requires corrections.

TIA Report required.

☐ TIA Worksheet is acceptable.

Internal Use Only

☐ TIA Update required.

Section 3: Previously Appr	oved TIA Worksh	eet/Report (pro	<u>vide)</u>											
Project Name:														
Preparer Company:				Preparer Na	ame:					Date:				
Type: TIA Worksheet Only			Level 1 TIA Report				Level 2 TIA Report				Level 3 TIA Report			
Approved with: Zoning [			Master Plan			Preliminary Plat Final Plat					Permit			
TIA Scope Agreement:		de supporting d		n)		,	По	_						
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Section 4: Update to and S	Status of Land Use	and Trip Inforn	nation for To	tal Develop	ment with	Approve	THE RESERVE OF THE PARTY OF THE	and a selection of the selection of the selection of	ort (All Su	Market State of the Control of the C	THE RESERVE OF THE PARTY OF THE			
Phase Land Use		Status <sup>3</sup> ITI Cod		Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips	
			2											
					Total from	additiona	l tabulation	sheet (if ne	cessary):				Donata and Sales III	
									Total:					
<sup>1</sup> Institute of Transportation En <sup>3</sup> Specify current <u>approved</u> stat <b>Section 5: Approved TIA W</b>	tus of unit: PLAN – 2	Coning/Concept Pl	ition or most re an/Detail Plan/	ecent; <sup>2</sup> E.g., [ /Master Plan	Owelling Unit , PP – Prelim	inary Plat,	FP – Final P	(SF, etc.; lat, P – Perm <b>Required T</b>				Application (	current)	
Approved TIA Conformance AM Peak Hour Trips		k PM Pea		Da	ily Trips	Mitigation Measures					Phase	Total PHT		
Approved development	total:					1.								
Updated development						2.								
Difference development	total:					3.								
New TIA Report Required	d?					4. 5.								
Increase in PHT over 10% or Yes. A TIA Report or update is required.														

6.

☐ No

change in TIA Submittal Type?

## + DEVELOPMENT STATS

	TYPE	TOTAL SF
BLOCK 1	RESIDENTIAL LOFTS RETAIL	316 UNITS   316,000 SF 19,000 SF
BLOCK 2	RETAIL PARKING	5,500 SF 3-4 STORY
BLOCK 3	HOTEL RETAIL RESTAURANT	137 KEYS 7,000 SF 12,300 SF
BLOCK 4	3-STORY OFFICE RETAIL	40,350 SF 13,450 SF
BLOCK 5	3-STORY OFFICE RETAIL	40,350 SF 13,450 SF
BLOCK 6	SILO EVENT RETAIL PARKING	23,500 SF 30,000 SF 4-STORY

