



September 15, 2021

Barbara Martinez
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

**RE: Traffic Impact Study Approval
816 Addicks Howell Road - Apartments**

Dear Ms. Martinez

The Office of City Engineer has reviewed the Traffic Impact Analysis (TIA) provided for the above referenced project. This traffic impact analysis is for the proposed Memorial Drive at State Highway 6 Apartments in Houston, Texas. The project includes 300 apartment units that will be developed on a currently vacant lot in the southeast quadrant of the intersection of Memorial Drive and State Highway 6.

The executive summary and conceptual site plan from the TIA are attached for reference.

Houston Public Works offers no objection to further permitting of the project driveways. This no objection letter does not supersede requirements to comply with all applicable design standards, codes, and ordinances. Any variances from the Infrastructure Design Manual must be submitted separately for review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard P. Smith".

City Engineer
Houston Permitting Center
Houston Public Works

^{W.}
RPS:VV:tc

cc: Hien Pham, P.E. – HPW/HPC
Khang Nguyen, P.E., PTOE – HPW/TDO
Ahmed Ghaly, P.E. – HPW/HPC
Richard P. Smith, P.E., – HPW/HPC
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Mazen Abdulrazzak, P.E. – HPW/TDO
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PWETIA@houstontx.gov

Attachments: TIA Executive Summary with pertinent information needed for plan review highlighted Conceptual Plan

Executive Summary

This report documents an updated traffic impact analysis for the proposed Memorial Drive at State Highway 6 Apartments in Houston, Texas. The project includes 300 apartment units that will be developed on a currently vacant lot on the southeast quadrant of the intersection of Memorial Drive and State Highway 6. The proposed development will generate 151 trips in the AM peak hour period and 183 trips in the PM peak hour period. For the purposes of this study, the project's full build-out conditions are assumed to be the Year 2022, at this time the apartments are expected to be fully occupied.

This traffic impact analysis provides an assessment of key traffic circulation impacts in order to identify the necessary transportation infrastructure needed to accommodate the proposed development-generated travel demand. The analysis contained in this report focus on traffic operating conditions at the following study intersections under the existing and future conditions:

- Memorial Drive at State Highway 6
- Memorial Drive at Addicks-Howell Road
- State Highway 6 at Addicks-Howell Road

Capacity analyses were conducted for the three intersections and one development driveway for the projected weekday AM peak hour and weekday PM peak hour. Analyses were done with the aid of *Ofiss*, a trip generation software, and *Synchro 8*, a traffic simulation and capacity software. Three future scenarios were analyzed as part of this study. The “Year 2022 Background” condition was analyzed using an average of 1% background annual growth rate over the existing traffic. The impact of the proposed apartments was analyzed under the “Year 2022 Background plus Project” and “Year 2027 Background plus Project” conditions, which considers the increase in trips generated by the proposed development, in addition to the 1% background annual growth rate.

For purposes of this study, the Existing 2021 scenarios were adjusted to account for the irregular traffic patterns as a result of the COVID-19 pandemic. The Existing AM traffic was adjusted by a factor of 1.2 in all the study intersections. In the Existing PM scenario, the traffic along State Highway 6 was adjusted by a factor of 1.1, the traffic along Memorial Drive was adjusted by a factor of 1.5, and the traffic along Addicks-Howell Road was not adjusted because it exhibited normal traffic growth. **The recommendations as a result of the development are as follows:**

1. It is recommended to construct sidewalks from the proposed driveway to the North and West, around the proposed property, to provide pedestrian access to the George Bush Park across State Highway 6. It is also recommended to restripe the crosswalks at Memorial Drive at State Highway 6.

