



April 9, 2020

Colby W. Wright, P.E.
Jones - Carter
6330 West Loop South, Suite 150
Bellaire, Texas 77401

**RE: Traffic Impact Study Approval
Memorial Drive Apartment
The intersection of West Dallas Avenue and Montrose Boulevard**

Dear Mr. Wright,

The Office of City Engineer has reviewed the Traffic Impact Analysis (TIA) provided for the above referenced project. The proposed development is located on the southwest corner of Memorial Drive and Barkers Landing Road and it will consist of 326 multi-family living units.

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 interposition does not supersede requirements to comply with all applicable design standards, codes and ordinances. Please provide a copy of this letter with your permit documents.

Sincerely,

HoJin Lim, P.E., CFM
City Engineer
Houston Permitting Center
Houston Public Works

HL:BA:ag

cc: Hien Pham, P.E. – HPW/HPC
Khang Nguyen, P.E., PTOE – HPW/TDO
Ahmed Ghaly, P.E. – HPW/HPC
Mazen Abdulrazzak, P.E. – HPW/TDO
Brian P. Alcott, P.E., CCM – HPW/HPC
Ian Hlavcek, P.E. – HPW/TDO

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

Executive Summary

The Memorial Drive Apartments are located on the southwest corner of Memorial Drive and Barkers Landing Road in the City of Houston, Texas. The purpose of this study is to determine the potential traffic impacts of the proposed development on the surrounding roadways and intersections. The proposed 326 multi-family living units are assumed to be completed in 2021.

Capacity Analysis was performed at the study intersections for 2019 Existing Conditions, 2021 Background Conditions, and 2021 Projected Conditions using *Synchro 10*, a traffic modeling and capacity analysis software. Trip generation software, *Online Traffic Impact Study Software (OTISS)*, and the *ITE Trip Generation Manual, 10th Edition* were utilized in the analysis of the proposed development to predict the number of trips generated by the proposed development. Seconds of Delay for each approach at the study intersections were used to determine a Level of Service (LOS).

Queue Length Analysis was performed using *Sim Traffic 10* for 2021 Projected Conditions.

Recommendations

Traffic impacts to the surrounding roadway are minimal and approval is recommended.

Introduction

The Memorial Drive Apartments are located on the southwest corner of Memorial Drive and Barkers Landing Road in the City of Houston, Texas, as shown in **Figure 1**. The proposed 326 multi-family living units are assumed to be completed in 2021. The purpose of this study is to determine the potential traffic impacts of the proposed development on the surrounding roadways and intersections.

Figure 1 – Project Location



Site Characteristics

The Memorial Drive Apartments are located on the southwest corner of Memorial Drive and Barkers Landing Road in the City of Houston, Texas. The proposed 326 multi-family living units are assumed to be completed in 2021. The proposed site plan is shown in **Figure 2**.

Access to the proposed site will be provided by two proposed full-access driveways on Memorial Drive, a resident access driveway, **Driveway 1 (28' wide)**, and a trash, unloading/loading and delivery access driveway, **Driveway 2 (28' wide)**, on Memorial Drive. Driveway 1 and Driveway 2 are fire lane only past the gates. Future lane assignments and traffic control are shown in **Appendix A**.

Figure 2 – Site Plan



