

"Memorial at Six" TIA Observations –

10-6-2022

Brief TIA analysis prepared by Aubrey Haines, a highly experienced commercial / multi-family real estate developer.

Each of the development projects Haines assumed a leadership role in required routine regulatory processing (by acquiring appropriate permits from the City of Houston, Harris County, TXDOT, CenterPoint, and others). Each Haines' developments and ownership groups is now paying or has paid applicable taxes and fees to every taxing or other entity having jurisdiction.

Haines' "Memorial at Six" TIA review observations include the following areas of concern:

- The TIA's exhibits indicate only one point respectively of motor vehicle access and egress to Memorial and Hwy 6;
- The TIA does not speak to the total lack of southbound access onto Hwy 6 from the development;
- Motorists needing to travel south on Hwy 6 from Memorial will first be forced to turn (right) eastbound on Memorial and then turn around on Memorial or U-turn to travel westbound back to busy Hwy 6 / Memorial intersection;
- Similarly, motorists needing to travel south using the Hwy 6 point of access/egress will first be required to turn right and travel northbound and then cross three lanes of traffic before turning around somewhere on a highly utilized and burdened Hwy 6.
- The TIA does not account for traffic attributable to several other known and/or announced projects (HHA sponsored or otherwise) which will be situated in close proximity to the development;
- The TIA underestimates the annual trip generation growth rate (1% annually) which seems highly suspect given the area's anticipated growth;
- Likewise, the TIA does a poor job of describing the traffic modeling adjustments incorporated to the base year (2021, a Covid 19 impact year);
- TXDOT, the governing jurisdiction for Hwy 6, has not approved the traffic modeling or proposed movements suggested in the TIA;
- TIA modeling assumes the development will only generate 151 trips during the peak AM hour which appears low given that the site has very limited occupant "walkability" potential;
- Given how incredibly dangerous Memorial has been for pedestrians and bicyclists, it is impossible to envision school children and parents safely traversing (every weekday) to Wolfe Elementary; and,
- Finally, the TIA contains a considerable degree of "boilerplate language" which does not effectively address the specifics of the site or current conditions.