

**SUMMARY OF RECOMMENDED MITIGATIONS
(BRODIE OAKS)**

NODE #	INTERSECTION	2036 SITE+FORECASTED	PRO-RATA	PRO-RATA CALCULATION NOTES
1	South Lamar Blvd & Oltorf Street	Add a second Left-Turn Deceleration Lane on SB S Lamar Blvd to provide dual left-turn lanes (150'/50')	2%	SBT Prorata, since no SBLT Prorata
		Provide Protected left-turn phasing in the SB S Lamar Blvd	2%	SBT Prorata, since no SBLT Prorata
		Revise phasing and splits	100%	-
2	South Lamar Blvd & Bluebonnet Lane	Right-Turn Deceleration Lane on EB Bluebonnet Lane (50'/50')	2%	EBRT Prorata
		Revise splits	100%	-
3	S Lamar Blvd & Menchaca Road	Revise splits	100%	-
4	S Lamar Blvd & Barton Skyway/Lightsey Road	Right-Turn Deceleration Lane on EB Barton Skyway to provide separate lanes as existing.	1%	EBRT Prorata
		Revise splits	100%	-
5	S Lamar Blvd & Panther Trail/Private Driveway	Right-Turn Deceleration Lane on WB Panther Trail (100'/50')	1%	WB Approach Prorata
		Right-Turn Deceleration Lane on NB S Lamar Blvd to provide lane configurations (1L, 2Th, 1R) as existing.	6%	NBT Prorata, since higher than NBRT Prorata
		Provide permissive+protected left-turn phasing in the SB S Lamar Blvd during AM Peak Period	3%	SBT Prorata, since no SBLT Prorata
		Revise splits	100%	-
6	S Lamar Blvd/US 290 Off-Ramp & Brodie Oaks/Private Driveway	Merge the NB US 290 off Ramp onto the NW S Lamar Blvd just north of right-in/right-out driveway.	9%	*NWLTL Prorata
		Eliminate the median between the US 290 off Ramp and NB S Lamar Blvd for the merge just north of the right-in/right-out driveway	9%	NWLTL Prorata
		Provide 'cat track' pavement marking through the intersection	3%	Overall Prorata
		Provide Pedestrian Crossing on all four approaches	3%	Overall Prorata
		Revise phasing and splits	100%	-
7	SB S Lamar Blvd & WB Capital of Texas Hwy	Revise splits	100%	-
8	NB S Lamar Blvd & WB Capital of Texas Hwy/Ben White Blvd	Eliminate Channelized Right-turn Island on WB Ben White Blvd and provide exclusive Right-turn Deceleration Lane	2%	WBRT Prorata
		Revise Splits	100%	-
9	SB S Lamar Blvd & EB Capital of Texas Hwy	Revise Splits	100%	-
10	NB S Lamar Blvd & EB Capital of Texas Hwy/Ben White Blvd	Eliminate Channelized Right-turn Island on NB S Lamar Blvd	2%	NBT Prorata
		Revise Splits	100%	-
11	West Gate Blvd & US 290 WBFR	Re-stripe WB US 290 WBFR to add a second left-turn lane (300'/150') to provide dual left-turn lanes (LT, LT, Th, Th, Th-RT)	6%	WBT Prorata, Since No WBLT Prorata
		Re-stripe WB US 290 WBFR to modify the exclusive right-turn lane to a shared thru-right-turn lane (LT, LT, Th, Th, Th-RT)	6%	WBT Prorata, Since No WBRT Prorata
		Re-stripe west side of the intersection to provide 3 receiving lanes to complement the addition of a 3 rd thru lanes in the WB US 290 WBFR	6%	WBT Prorata
		Modify the adjacent NB U-turn movement from a Free movement to a Yield operation	6%	WBT Prorata
		Provide 'cat track' pavement marking through the intersection to guide the WB thru traffic	6%	WBT Prorata
		Revise Splits	100%	-
12	West Gate Blvd & US 290 EBFR	Add a second Right-turn Deceleration Lane (90'/50') on NB West Gate Blvd to provide (2Th, 2 R) Lanes	1%	Overall Prorata, since no prorata in the NB approach or NB movements
		Revise Splits	100%	-
18	Menchaca Road & US 290 WBFR	SB Menchaca Road right-turn deceleration lane (100'/50')	1%	Overall Prorata, since no prorata in the SB approach or SB movements
		Revise Splits	100%	-
19	Menchaca Road & US 290 EBFR	NB Menchaca Road right-turn deceleration lane (100'/50')	1%	NBT Prorata, since no NBRT Prorata
		Revise Splits	100%	-
20	Victory Drive/Private Driveway & Panther Trail	Add an exclusive left-turn lane on the NB Victory Drive approach (50'/50')	3%	EBT Prorata, since highest Prorata
23	Capital of Texas Hwy & Driveway D	Right-turn deceleration lane on the NB Capital of Texas Hwy approach (350'/100')	100%	-

*NW in the analysis is the Lamar Blvd and NB is US 290 off-ramp

**BRODIE OAKS CENTER
SUMMARY OF STREET IMPACT FEES
(ESTIMATED)**

ITE Code	Land Use	Size		Service Area	Service Area Fee	Inside or Outside Loop	Land Use Rate	Estimated Max SIF
EXISTING								
492	Health/Fitness Club	4,272	s.f.	L	\$ 1,215	Inside		\$ -
710	General Office	48,073	s.f.	L	\$ 1,215	Inside	4.27	\$ 249,405.13
720	Medical-Dental Office Building	7,556	s.f.	L	\$ 1,215	Inside	12.84	\$ 117,878.13
820	Shopping Center	75,010	s.f.	L	\$ 1,215	Inside	7.30	\$ 665,301.20
850	Supermarket	20,300	s.f.	L	\$ 1,215	Inside	17.20	\$ 424,229.40
875	Department Store	50,890	s.f.	L	\$ 1,215	Inside	3.99	\$ 246,707.09
876	Apparel Store	9,850	s.f.	L	\$ 1,215	Inside		\$ -
879	Arts and Crafts Store	61,172	s.f.	L	\$ 1,215	Inside		\$ -
911	Walk-In Bank	3,100	s.f.	L	\$ 1,215	Inside	12.03	\$ 45,311.00
918	Hair Salon	11,450	s.f.	L	\$ 1,215	Inside	1.72	\$ 23,928.21
932	High-Turnover (Sit-Down) Restaurant	46,645	s.f.	L	\$ 1,215	Inside	15.04	\$ 852,372.07
936	Coffee/Donut Shop w/out Drive-Thru	1,525	s.f.	L	\$ 1,215	Inside	7.81	\$ 14,470.95
Sub-Total Existing SIF Credit								\$ 2,639,603.17
PROPOSED								
221	Multifamily Housing (Mid-Rise)	1,233	du	L	\$ 850	Inside	1.28	\$ 1,341,504.00
222	Multifamily Housing (High-Rise)	467	d.u.	L	\$ 850	Inside	1.04	\$ 412,828.00
310	Hotel	200	keys	L	\$ 1,215	Inside	1.62	\$ 393,660.00
710	General Office	1,260,000	s.f.	L	\$ 1,215	Inside	4.27	\$ 6,536,943.00
820	Shopping Center	140,000	s.f.	L	\$ 1,215	Inside	7.30	\$ 1,241,730.00
Sub-Total Proposed SIF								\$ 9,926,665.00
Net Balance SIF								\$ 7,287,061.83

SUMMARY OF RECOMMENDED MITIGATIONS AND COST ESTIMATE (BRODIE OAKS CENTER)

**ENGINEER'S OPINION OF PROBABLE COST FOR:
BRODIE OAKS
INTERSECTION/VEHICULAR IMPROVEMENTS**

Construction Estimate

Based on City of Austin standard costs for identified improvements

Node #	Location	Improvement	Cost	Pro-Rata	Pro-Rata Cost
1	South Lamar Blvd & Oltorf Street	Southbound Left-Turn Deceleration Lane (dual left operations)	\$ 225,000.00	2.0%	\$ 4,500.00
		Traffic Signal Modifications-SB Protected Phase	\$ 20,000.00	2.0%	\$ 400.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
2	South Lamar Blvd & Bluebonnet Lane	Eastbound Right-Turn Deceleration Lane	\$ 187,500.00	2.0%	\$ 3,750.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
3	S Lamar Blvd & Menchaca Road	Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
4	S Lamar Blvd & Barton Skyway/Lightsey Road	Eastbound Right-Turn Deceleration Lane	\$ 187,500.00	1.0%	\$ 1,875.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
5	S Lamar Blvd & Panther Trail/Private Driveway	Westbound Right-Turn Deceleration Lane	\$ 187,500.00	1.0%	\$ 1,875.00
		Northbound Right-Turn Deceleration Lane	\$ 187,500.00	6.0%	\$ 11,250.00
		Traffic Signal Modifications-SB Permissie+Protected Phase	\$ 20,000.00	3.0%	\$ 600.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
6	S Lamar Blvd/US 290 Off-Ramp & Brodie Oaks/Private Driveway	Merge the US 290 off-ramp onto Lamar Blvd	\$ 312,500.00	9.0%	\$ 28,125.00
		Eliminate the median between US 290 off-ramp and NB Lamar	\$ 312,500.00	9.0%	\$ 28,125.00
		'Cat-Track' Pavement Marking	\$ 62,500.00	3.0%	\$ 1,875.00
		Pedestrian Crossing on all four approaches	\$ 300,000.00	3.0%	\$ 9,000.00
		Traffic Signal Infrastructure Modifications	\$ 62,500.00	100.0%	\$ 62,500.00
7	SB S Lamar Blvd & WB Capital of Texas Hwy	Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
8	NB S Lamar Blvd & WB Capital of Texas Hwy/Ben White Blvd	Westbound Right-Turn Deceleration Lane	\$ 187,500.00	2.0%	\$ 3,750.00
		Westbound Channelized Island Removal	\$ 312,500.00	2.0%	\$ 6,250.00
		Westbound Pavement Marking Modifications	\$ 62,500.00	2.0%	\$ 1,250.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
9	SB S Lamar Blvd & EB Capital of Texas Hwy	Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
10	NB S Lamar Blvd & EB Capital of Texas Hwy/Ben White Blvd	Northbound Channelized Island Removal	\$ 312,500.00	2.0%	\$ 6,250.00
		Northbound Pavement Marking Modifications	\$ 62,500.00	2.0%	\$ 1,250.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
11	West Gate Blvd & US 290 WBFR	Westbound Left-Turn Deceleration Lane (dual left operations)	\$ 225,000.00	6.0%	\$ 13,500.00
		Westbound Pavement Marking Modifications-from Right Lane to Shared thru-right Lane	\$ 62,500.00	6.0%	\$ 3,750.00
		Westbound Receiving Lane Pavement Marking Modifications	\$ 18,750.00	6.0%	\$ 1,125.00
		Modify NB U-turn from Free movement to Yield Operation	\$ 62,500.00	6.0%	\$ 3,750.00
		'Cat-Track' Pavement Marking	\$ 62,500.00	6.0%	\$ 3,750.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00



SUMMARY OF RECOMMENDED MITIGATIONS AND COST ESTIMATE (BRODIE OAKS CENTER)

ENGINEER'S OPINION OF PROBABLE COST FOR:
BRODIE OAKS
INTERSECTION/VEHICULAR IMPROVEMENTS

Construction Estimate

Based on City of Austin standard costs for identified improvements

Node #	Location	Improvement	Cost	Pro-Rata	Pro-Rata Cost
12	West Gate Blvd & US 290 EBFR	Northbound Right-Turn Deceleration Lane (creates dual right operation)	\$ 187,500.00	1.00%	\$ 1,875.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
18	Menchaca Road & US 290 WBFR	Southbound Right-Turn Deceleration Lane	\$ 187,500.00	1.0%	\$ 1,875.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
19	Menchaca Road & US 290 EBFR	Northbound Right-Turn Deceleration Lane	\$ 187,500.00	1.0%	\$ 1,875.00
		Traffic Signal Timing Modifications	\$ 6,250.00	100.0%	\$ 6,250.00
20	Victory Drive/Private Driveway & Panther Trail	Northbound Left-Turn Deceleration Lane	\$ 312,500.00	3.0%	\$ 9,375.00
23	Capital of Texas Hwy & Driveway D	Northbound Right-Turn Deceleration Lane	\$ 187,500.00	100.0%	\$ 187,500.00
Grand Total			\$ 4,577,500.00		\$ 482,250.00



**PRO-RATA SHARE PERCENTAGES
(BRODIE OAKS CENTER)**

Node	Intersection	Overall/Approach/Movement	AM Peak Hour Phase 3 (2036)				Overall/Approach/Movement	PM Peak Hour Phase 3 (2036)				Maximum Pro-rata					
			Volumes		Pro-Rata			Volumes		Pro-Rata		Overall/Approach/Movement	Pro-Rata				
			Site	S+F	Movement	Approach		Site	S+F	Movement	Approach		Movement	Approach			
1	S Lamar Blvd & Oltorf Street	Overall	47	5,770	1%	-	Overall	82	7,485	1%	-	Overall	1%	-			
		WB	Left	7	507	1%	1%	WB	Left	-4	624	-1%	0%	WB	Left	1%	1%
			Right	0	644	0%			Right	0	573	0%			Right	0%	
		NB	Thru	12	2,540	0%	1%	NB	Thru	80	2,322	3%	3%	NB	Thru	3%	3%
			Right	3	374	1%			Right	21	825	3%			Right	3%	
		SB	Left	0	368	0%	1%	SB	Left	0	476	0%	0%	SB	Left	0%	1%
Thru	25		1,337	2%	Thru	-15			2,665	-1%	Thru	2%					
2	S Lamar Blvd & Bluebonnet Lane	Overall	59	4,906	1%	-	Overall	105	6,534	2%	-	Overall	2%	-			
		EB	Left	0	110	0%	1%	EB	Left	0	136	0%	-1%	EB	Left	0%	1%
			Thru	0	41	0%			Thru	0	57	0%			Thru	0%	
			Right	5	221	2%			Right	-3	286	-1%			Right	2%	
		WB	Left	0	0	#DIV/0!	0%	WB	Left	0	0	#DIV/0!	0%	WB	Left	0%	0%
			Thru	0	50	0%			Thru	0	64	0%			Thru	0%	
			Right	0	70	0%			Right	0	72	0%			Right	0%	
		NB	Left	2	200	1%	1%	NB	Left	16	250	6%	4%	NB	Left	6%	4%
			Thru	15	2,270	1%			Thru	102	2,563	4%			Thru	4%	
			Right	2	94	2%			Right	11	174	6%			Right	6%	
		SB	Left	0	35	0%	2%	SB	Left	0	47	0%	-1%	SB	Left	0%	2%
			Thru	35	1,811	2%			Thru	-21	2,883	-1%			Thru	2%	
Right	0		4	0%	Right	0			2	0%	Right	0%					
3	S Lamar Blvd & Menchaca Road	Overall	59	4,901	1%	-	Overall	105	6,745	2%	-	Overall	2%	-			
		WB	Right	0	1,073	0%	0%	WB	Right	0	942	0%	0%	WB	Right	0%	0%
			Thru	19	1,710	1%			Thru	129	2,330	6%			Thru	6%	
		NB	Right	0	6	0%	1%	NB	Right	0	32	0%	5%	NB	Right	0%	5%
			Left	0	520	0%			Left	0	819	0%			Left	0%	
		Thru	40	1,592	3%	2%	Thru	-24	2,622	-1%	-1%	Thru	3%	2%			
4	S Lamar Blvd & Barton Skyway/Lightsey Road	Overall	69	4,290	2%	-	Overall	123	6,022	2%	-	Overall	2%	-			
		EB	Left	0	147	0%	1%	EB	Left	0	136	0%	0%	EB	Left	0%	1%
			Thru	0	172	0%			Thru	0	185	0%			Thru	0%	
			Right	3	278	1%			Right	-2	238	-1%			Right	1%	
		WB	Left	3	106	3%	1%	WB	Left	-2	121	-2%	-1%	WB	Left	3%	1%
			Thru	0	172	0%			Thru	0	170	0%			Thru	0%	
			Right	0	8	0%			Right	0	21	0%			Right	0%	
		NB	Left	2	196	1%	1%	NB	Left	11	280	4%	6%	NB	Left	4%	6%
			Thru	19	1,559	1%			Thru	129	2,165	6%			Thru	6%	
			Right	2	67	3%			Right	11	102	11%			Right	11%	
		SB	Left	0	37	0%	3%	SB	Left	0	102	0%	-1%	SB	Left	0%	3%
			Thru	40	1,461	3%			Thru	-24	2,421	-1%			Thru	3%	
Right	0		87	0%	Right	0			81	0%	Right	0%					



**PRO-RATA SHARE PERCENTAGES
(BRODIE OAKS CENTER)**

Node	Intersection	Overall/Approach/Movement	AM Peak Hour Phase 3 (2036)				Overall/Approach/Movement	PM Peak Hour Phase 3 (2036)				Maximum Pro-rata				
			Volumes		Pro-Rata			Volumes		Pro-Rata		Overall/Approach/Movement	Pro-Rata			
			Site	S+F	Movement	Approach		Site	S+F	Movement	Approach		Movement	Approach		
5	S Lamar Blvd & Panther Trail/Private Driveway	Overall	71	4,328	2%	-	Overall	126	5,831	2%	-	Overall	2%	-		
		EB	Left	0	41	0%	0%	EB	Left	0	50	0%	0%	EB	Left	0%
			Thru	0	10	0%			Thru	0	16	0%			Thru	0%
			Right	0	27	0%			Right	0	45	0%			Right	0%
		WB	Left	2	152	1%	1%	WB	Left	-1	160	-1%	0%	WB	Left	1%
			Thru	0	4	0%			Thru	0	11	0%			Thru	0%
			Right	0	236	0%			Right	0	240	0%			Right	0%
		NB	Left	0	23	0%	1%	NB	Left	0	39	0%	6%	NB	Left	0%
			Thru	22	1,765	1%			Thru	150	2,360	6%			Thru	6%
			Right	1	195	1%			Right	5	185	3%			Right	3%
		SB	Left	0	225	0%	2%	SB	Left	0	286	0%	-1%	SB	Left	0%
			Thru	46	1,625	3%			Thru	-28	2,419	-1%			Thru	3%
			Right	0	25	0%			Right	0	20	0%			Right	0%
		6	S Lamar Blvd/US 290 Off-Ramp & Brodie Oaks/Private Driveway	Overall	99	4,819	2%	-	Overall	221	6,551	3%	-	Overall	3%	-
EB-Brodie Oaks	Left			23	246	9%	8%	EB-Brodie Oaks	Left	155	568	27%	24%	EB-Brodie Oaks	Left	27%
	Thru			0	11	0%			Thru	0	48	0%			Thru	0%
	Right			15	217	7%			Right	102	475	21%			Right	21%
WB-Driveway	Left			0	91	0%	0%	WB-Driveway	Left	0	211	0%	0%	WB-Driveway	Left	0%
	Thru			0	22	0%			Thru	0	20	0%			Thru	0%
	Right			0	78	0%			Right	0	121	0%			Right	0%
NB-US 290 Off-Ramp	Left			0	0	#DIV/0!	0%	NB-US 290 Off-Ramp	Left	0	0	#DIV/0!	0%	NB-US 290 Off-Ramp	Left	0%
	Thru			0	898	0%			Thru	0	775	0%			Thru	0%
NW-S Lamar Blvd	Left			37	406	9%	2%	NW-S Lamar Blvd	Left	-22	495	-4%	-1%	NW-S Lamar Blvd	Left	9%
	Thru			0	1,263	0%			Thru	0	1,327	0%			Thru	0%
	Right			0	69	0%			Right	0	132	0%			Right	0%
SB-S Lamar Blvd	Left			0	107	0%	2%	SB-S Lamar Blvd	Left	0	217	0%	-1%	SB-S Lamar Blvd	Left	0%
	Thru			5	1,242	0%			Thru	-3	2,040	0%			Thru	0%
	Right	19	169	11%	Right	-11			122	-9%	Right	11%				
7	SB S Lamar Blvd & WB Capital of Texas Hwy	Overall	56	3,954	1%	-	Overall	187	4,493	4%	-	Overall	4%	-		
		WB	Left	0	665	0%	1%	WB	Left	0	839	0%	-1%	WB	Left	0%
			Thru	26	2,076	1%			Thru	-16	1,304	-1%			Thru	1%
		SB	Thru	30	850	4%	2%	SB	Thru	203	1,934	10%	9%	SB	Thru	10%
			Right	0	363	0%			Right	0	416	0%			Right	0%
8	NB S Lamar Blvd & WB Capital of Texas Hwy/Ben White Blvd	Overall	63	4,447	1%	-	Overall	-38	4,269	-1%	-	Overall	1%	-		
		WB	Thru	18	2,254	1%	1%	WB	Thru	-11	1,803	-1%	-1%	WB	Thru	1%
			Right	18	762	2%			Right	-11	795	-1%			Right	2%
		NB	Left	8	498	2%	2%	NB	Left	-5	491	-1%	-1%	NB	Left	2%
			Thru	19	933	2%			Thru	-11	1,180	-1%			Thru	2%



**PRO-RATA SHARE PERCENTAGES
(BRODIE OAKS CENTER)**

Node	Intersection	Overall/Approach/Movement	AM Peak Hour Phase 3 (2036)				Overall/Approach/Movement	PM Peak Hour Phase 3 (2036)				Maximum Pro-rata					
			Volumes		Pro-Rata			Volumes		Pro-Rata		Overall/Approach/Movement	Pro-Rata				
			Site	S+F	Movement	Approach		Site	S+F	Movement	Approach		Movement	Approach			
9	SB S Lamar Blvd & EB Capital of Texas Hwy	Overall	30	3,068	1%	-	Overall	204	5,346	4%	-	Overall	4%	-			
		EB	Thru	0	1,052	0%	0%	EB	Thru	0	1,629	0%	0%	EB	Thru	0%	0%
			Right	0	441	0%			Right	0	988	0%			Right	0%	
		SB	Left	17	449	4%	2%	SB	Left	118	1,027	11%	7%	SB	Left	11%	7%
			Thru	13	1,126	1%			Thru	86	1,702	5%			Thru	5%	
10	NB S Lamar Blvd & EB Capital of Texas Hwy/Ben White Blvd	Overall	44	3,031	1%	-	Overall	102	4,295	2%	-	Overall	2%	-			
		EB	Left	0	443	0%	1%	EB	Left	0	675	0%	4%	EB	Left	0%	4%
			Thru	17	1,042	2%			Thru	118	1,952	6%			Thru	6%	
		NB	Thru	27	1,220	2%	2%	NB	Thru	-16	1,255	-1%	-1%	NB	Thru	2%	2%
			Right	0	326	0%			Right	0	413	0%			Right	0%	
11	West Gate Blvd & US 290 WBFR	Overall	13	2,149	1%	-	Overall	85	3,474	2%	-	Overall	2%	-			
		WB	Left	1	701	0%	1%	WB	Left	5	1,605	0%	3%	WB	Left	0%	3%
			Thru	12	778	2%			Thru	80	1,258	6%			Thru	6%	
			Right	0	106	0%			Right	0	25	0%			Right	0%	
		NB	Left	0	435	0%	0%	NB	Left	0	382	0%	0%	NB	Left	0%	0%
			Thru	0	102	0%			Thru	0	34	0%			Thru	0%	
		SB	Thru	0	15	0%	0%	SB	Thru	0	111	0%	0%	SB	Thru	0%	0%
			Right	0	12	0%			Right	0	59	0%			Right	0%	
		12	West Gate Blvd & US 290 EBFR	Overall	28	2,999	1%	-	Overall	-11	3,893	0%	-	Overall	1%	-	
EB	Left			0	54	0%	3%	EB	Left	0	29	0%	-1%	EB	Left	0%	3%
	Thru			25	708	4%			Thru	-15	735	-2%			Thru	4%	
	Right			0	195	0%			Right	0	337	0%			Right	0%	
NB	Thru			0	487	0%	0%	NB	Thru	0	400	0%	0%	NB	Thru	0%	0%
	Right			2	827	0%			Right	-1	639	0%			Right	0%	
SB	Left			0	52	0%	0%	SB	Left	0	129	0%	0%	SB	Left	0%	0%
	Thru			1	676	0%			Thru	5	1,624	0%			Thru	0%	
13	Mopac SBFR & Capital of Texas Hwy	Overall	59	9,043	1%	-	Overall	104	10,793	1%	-	Overall	1%	-			
		EB	Thru	25	1,980	1%	1%	EB	Thru	-15	3,781	0%	0%	EB	Thru	1%	1%
			Right	0	688	0%			Right	0	1,906	0%			Right	0%	
		WB	Left	7	138	5%	0%	WB	Left	48	319	15%	3%	WB	Left	15%	3%
			Thru	12	5,287	0%			Thru	80	3,692	2%			Thru	2%	
		SB	Left	15	231	6%	2%	SB	Left	-9	443	-2%	-1%	SB	Left	6%	2%
			Thru	0	64	0%			Thru	0	321	0%			Thru	0%	
			Right	0	655	0%			Right	0	331	0%			Right	0%	
14	c NBFR & Capital of Texas Hwy	Overall	81	11,809	1%	-	Overall	144	11,832	1%	-	Overall	1%	-			
		EB	Left	0	404	0%	2%	EB	Left	0	441	0%	-1%	EB	Left	0%	2%
			Thru	40	1,849	2%			Thru	-24	3,889	-1%			Thru	2%	
		WB	Thru	19	3,426	1%	0%	WB	Thru	129	2,789	5%	3%	WB	Thru	5%	3%
			Right	7	3,580	0%			Right	48	2,915	2%			Right	2%	

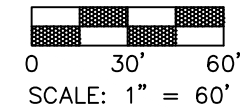


**PRO-RATA SHARE PERCENTAGES
(BRODIE OAKS CENTER)**

Node	Intersection	Overall/Approach/Movement		AM Peak Hour				Overall/Approach/Movement		PM Peak Hour				Maximum Pro-rata					
				Phase 3 (2036)						Phase 3 (2036)									
				Volumes		Pro-Rata				Volumes		Pro-Rata				Pro-Rata			
Site	S+F	Movement	Approach	Site	S+F	Movement	Approach	Movement	Approach										
		NB	Left	0	1,968	0%	1%	NB	Left	0	1,217	0%	-1%	NB	Left	0%	1%		
			Thru	0	199	0%			Thru	0	133	0%			Thru	0%			
			Right	15	383	4%			Right	-9	448	-2%			Right	4%			
15	Capital of Texas Hwy & Barton Creek Plaza Driveway	Overall		81	12,542	1%	-	Overall		143	13,257	1%	-	Overall		1%	-		
		WB	Right	13	164	0	8%	WB	Right	88	386	0	23%	WB	Right	0	23%		
			Thru	13	6,868	0%	0%		Thru	88	5,352	2%	2%		Thru	2%	2%		
		NB	Right	0	108	0%	0%	NB	Right	0	50	0%	2%	NB	Right	0%	2%		
			Left	55	622	9%			1%	Left	-33	345			-10%	0%		Left	9%
		SB	Thru	0	4,780	0%	1%	SB	Thru	0	7,124	0%	0%	SB	Thru	0%	1%		
Right	0		0	0%	0%	Right			0	0	0%	0%			Right	0%		0%	
16	Victory Drive & US 290 WBFR	Overall		38	2,992	1%	-	Overall		-17	2,835	-1%	-	Overall		1%	-		
		WB	Left	0	177	0%	2%	WB	Left	0	187	0%	-1%	WB	Left	0%	2%		
			Thru	33	1,701	2%			Thru	-20	1,493	-1%			Thru	2%		2%	
			Right	0	230	0%			Right	0	173	0%			Right	0%		0%	
		NB	Left	2	115	2%	1%	NB	Left	-1	98	-1%	2%	NB	Left	2%	2%		
			Thru	1	253	0%			Thru	5	163	3%			Thru	3%		2%	
		SB	Thru	0	370	0%	0%	SB	Thru	0	624	0%	0%	SB	Thru	0%	0%		
			Right	2	146	1%			Right	-1	97	-1%			Right	1%		0%	
		17	Pack Saddle Pass & US 290 EBFR	Overall		20	2,745	1%	-	Overall		116	3,999	3%	-	Overall		3%	-
				EB	Left	1	151	1%	1%	EB	Left	5	91	5%	4%	EB	Left	5%	4%
Thru	16				1,611	1%	Thru	107			2,691	4%	Thru	4%			4%		
Right	1				66	2%	Right	5			115	4%	Right	4%			4%		
NB	Thru			2	201	1%	1%	NB	Thru	-1	169	-1%	0%	NB	Thru	1%	1%		
	Right			0	193	0%			Right	0	142	0%			Right	0%		0%	
SB	Left			0	388	0%	0%	SB	Left	0	606	0%	0%	SB	Left	0%	0%		
	Thru			0	135	0%			Thru	0	185	0%			Thru	0%		0%	
18	Menchaca Road & US 290 WBFR	Overall		33	5,727	1%	-	Overall		-20	5,930	0%	-	Overall		1%	-		
		WB	Left	0	663	0%	1%	WB	Left	0	1,166	0%	-1%	WB	Left	0%	1%		
			Thru	25	1,158	2%			Thru	-15	1,022	-1%			Thru	2%		1%	
			Right	0	866	0%			Right	0	764	0%			Right	0%		0%	
		NB	Left	8	669	1%	0%	NB	Left	-5	437	-1%	0%	NB	Left	1%	0%		
			Thru	0	1,113	0%			Thru	0	850	0%			Thru	0%		0%	
		SB	Thru	0	1,030	0%	0%	SB	Thru	0	1,462	0%	0%	SB	Thru	0%	0%		
			Right	0	228	0%			Right	0	229	0%			Right	0%		0%	

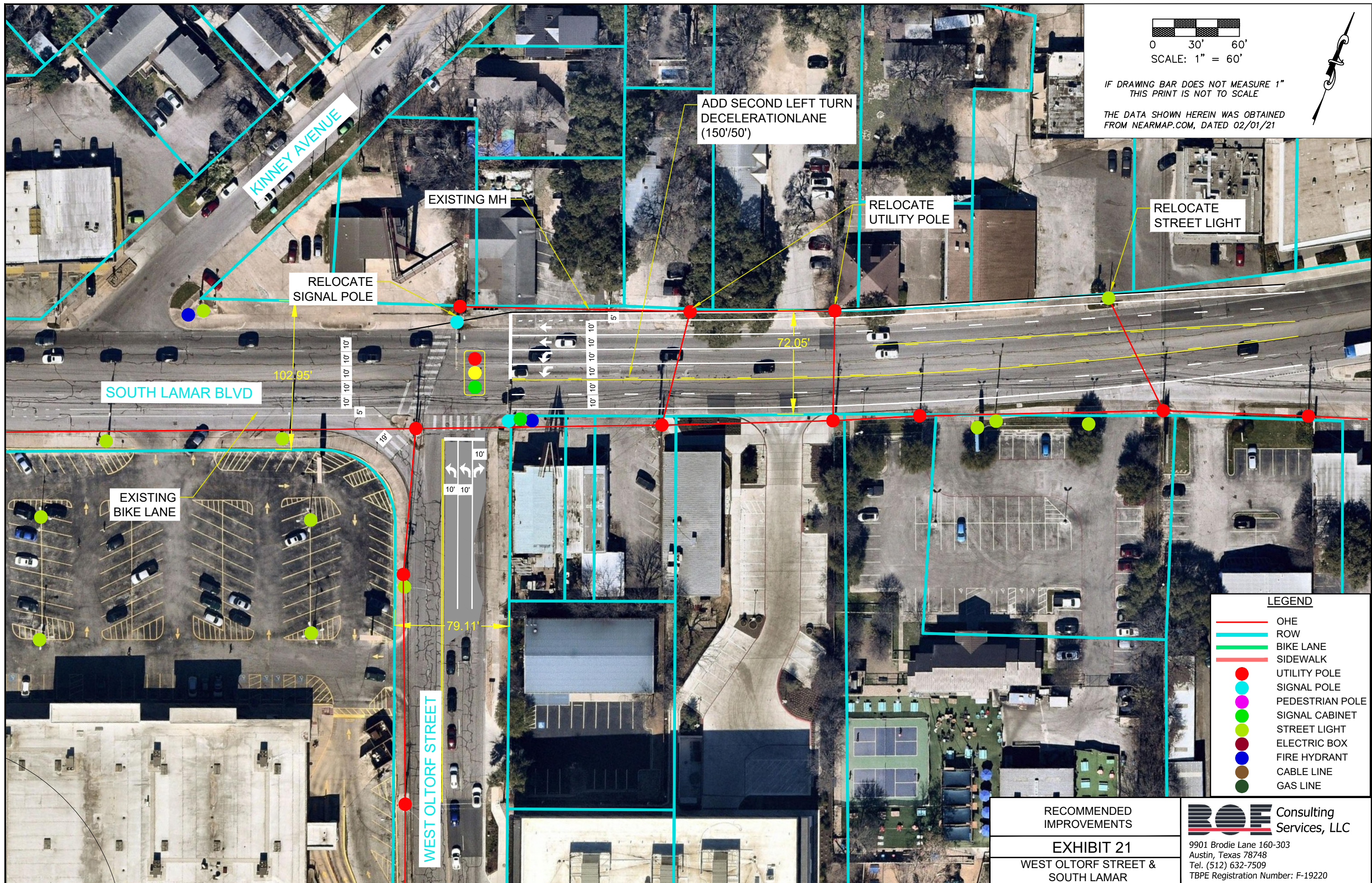
**PRO-RATA SHARE PERCENTAGES
(BRODIE OAKS CENTER)**

Node	Intersection	Overall/Approach/Movement	AM Peak Hour Phase 3 (2036)				Overall/Approach/Movement	PM Peak Hour Phase 3 (2036)				Maximum Pro-rata					
			Volumes		Pro-Rata			Volumes		Pro-Rata		Overall/Approach/Movement	Pro-Rata				
			Site	S+F	Movement	Approach		Site	S+F	Movement	Approach		Movement	Approach			
19	Menchaca Road & US 290 EBFR	Overall	24	5,152	0%	-	Overall	102	5,944	2%	-	Overall	2%	-			
		EB	Left	0	279	0%	1%	EB	Left	0	287	0%	6%	EB	Left	0%	
			Thru	12	529	2%			Thru	80	824	10%			Thru	10%	6%
			Right	4	264	2%			Right	27	619	4%			Right	4%	
		NB	Thru	8	1,446	1%	0%	NB	Thru	-5	998	-1%	0%	NB	Thru	1%	0%
			Right	0	839	0%			Right	0	534	0%			Right	0%	0%
		SB	Left	0	737	0%	0%	SB	Left	0	682	0%	0%	SB	Left	0%	0%
			Thru	0	1,058	0%			Thru	0	2,000	0%			Thru	0%	0%
		20	Victory Drive/Private Driveway & Panther Trail	Overall	3	997	0%	-	Overall	4	1,000	0%	-	Overall	0%	-	
				EB	Left	0	17	0%	0%	EB	Left	0	73	0%	1%	EB	Left
Thru	1				199	1%	Thru	5			144	3%	Thru	3%			
Right	0				189	0%	Right	0			241	0%	Right	0%			
WB	Left			0	17	0%	1%	WB	Left	0	22	0%	-1%	WB	Left	0%	1%
	Thru			2	178	1%			Thru	-1	134	-1%			Thru	1%	
NB	Right			0	4	0%	0%	NB	Right	0	7	0%	0%	NB	Right	0%	0%
	Left			0	188	0%			Left	0	222	0%			Left	0%	
SB	Thru			0	12	0%	0%	SB	Thru	0	21	0%	0%	SB	Thru	0%	0%
	Right			0	129	0%			Right	0	56	0%			Right	0%	
SB	Left			0	2	0%	0%	SB	Left	0	5	0%	0%	SB	Left	0%	0%
	Thru			0	25	0%			Thru	0	32	0%			Thru	0%	
SB	Right			0	37	0%	0%	SB	Right	0	43	0%	0%	SB	Right	0%	0%
	Overall			71	4,200	2%			-	Overall	127	5,285			2%	-	
21	S Lamar Blvd & Driveway A	EB	Right	0	0	#DIV/0!	#DIV/0!	EB	Right	0	0	#DIV/0!	#DIV/0!	EB	Right	0%	0%
		NB	Thru	23	2,485	1%	1%	NB	Thru	155	2,791	6%	6%	NB	Thru	6%	6%
		SB	Thru	24	1,518	2%	3%	SB	Thru	-14	2,379	-1%	-1%	SB	Thru	2%	3%
			Right	24	197	12%			Right	-14	115	-12%			Right	12%	
22	S Lamar Blvd & Driveway C	Overall	72	2,948	2%	-	Overall	179	4,347	4%	-	Overall	4%	-			
		EB	Right	15	115	13%	13%	EB	Right	102	249	41%	41%	EB	Right	41%	41%
		NB	Thru	37	1,696	2%	2%	NB	Thru	-22	1,974	-1%	-1%	NB	Thru	2%	2%
		SB	Thru	15	1,098	1%	2%	SB	Thru	102	2,101	5%	5%	SB	Thru	5%	5%
			Right	5	39	13%			Right	-3	23	-13%			Right	13%	
23	Capital of Texas Hwy & Driveway D	Overall	39	2,540	2%	-	Overall	72	1,936	4%	-	Overall	4%	-			
		NB	Thru	0	2,225	0%	1%	NB	Thru	0	1,594	0%	-1%	NB	Thru	0%	1%
			Right	26	215	12%			Right	-16	126	-13%			Right	12%	
		WB	Right	13	100	13%	13%	WB	Right	88	216	41%	41%	WB	Right	41%	41%



IF DRAWING BAR DOES NOT MEASURE 1"
THIS PRINT IS NOT TO SCALE

THE DATA SHOWN HEREIN WAS OBTAINED
FROM NEARMAP.COM, DATED 02/01/21



SOUTH LAMAR BLVD

KINNEY AVENUE

WEST OLTORF STREET

ADD SECOND LEFT TURN
DECELERATION LANE
(150'/50')

EXISTING MH

RELOCATE
UTILITY POLE

RELOCATE
STREET LIGHT

RELOCATE
SIGNAL POLE

EXISTING
BIKE LANE

LEGEND

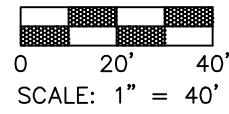
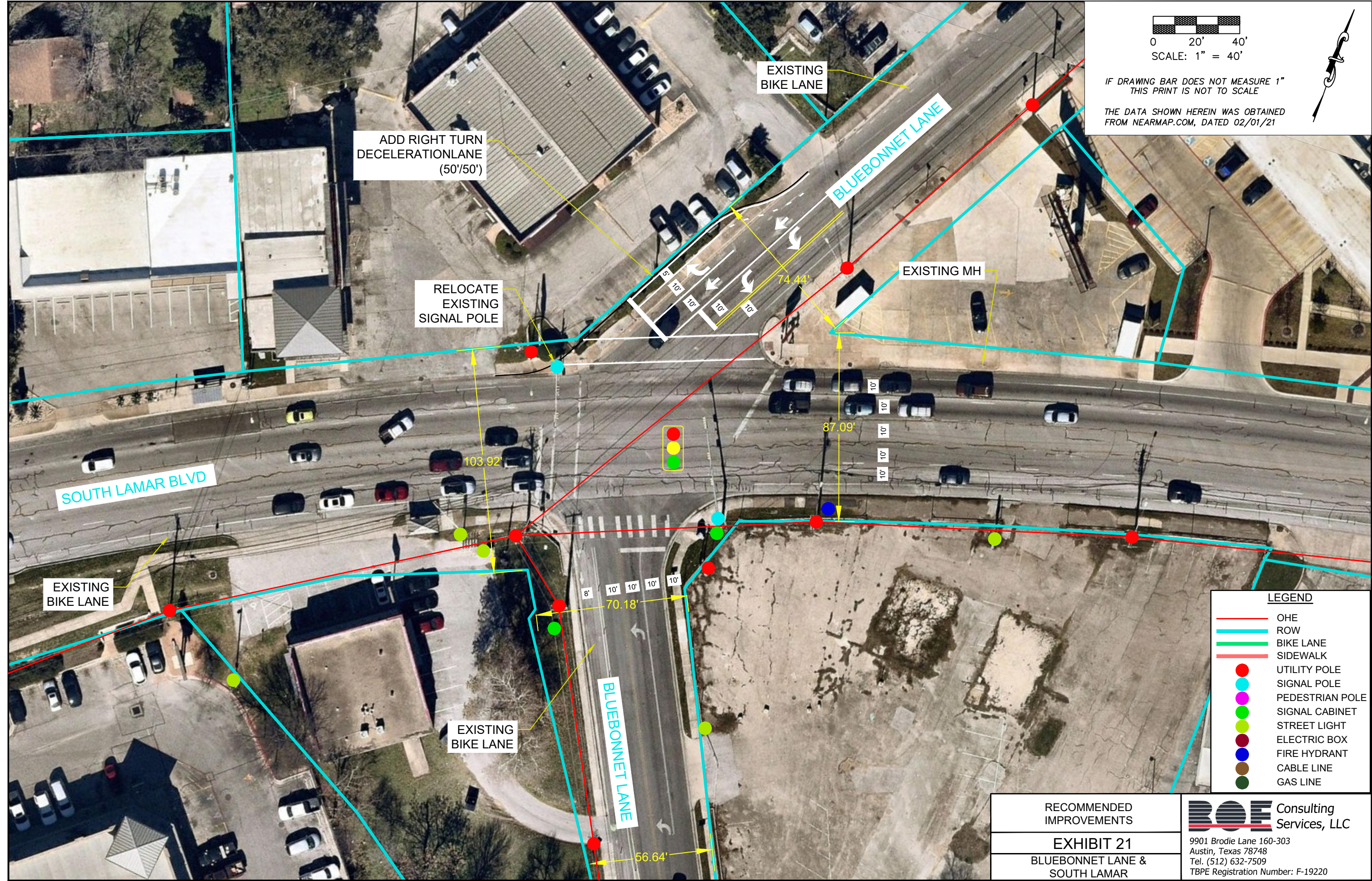
- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
- CABLE LINE
- GAS LINE

RECOMMENDED
IMPROVEMENTS

EXHIBIT 21
WEST OLTORF STREET &
SOUTH LAMAR

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Services, LLC

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LEGEND	
	OHE
	ROW
	BIKE LANE
	SIDEWALK
	UTILITY POLE
	SIGNAL POLE
	PEDESTRIAN POLE
	SIGNAL CABINET
	STREET LIGHT
	ELECTRIC BOX
	FIRE HYDRANT
	CABLE LINE
	GAS LINE

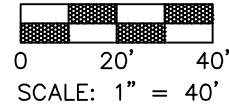
RECOMMENDED IMPROVEMENTS

EXHIBIT 21

BLUEBONNET LANE & SOUTH LAMAR

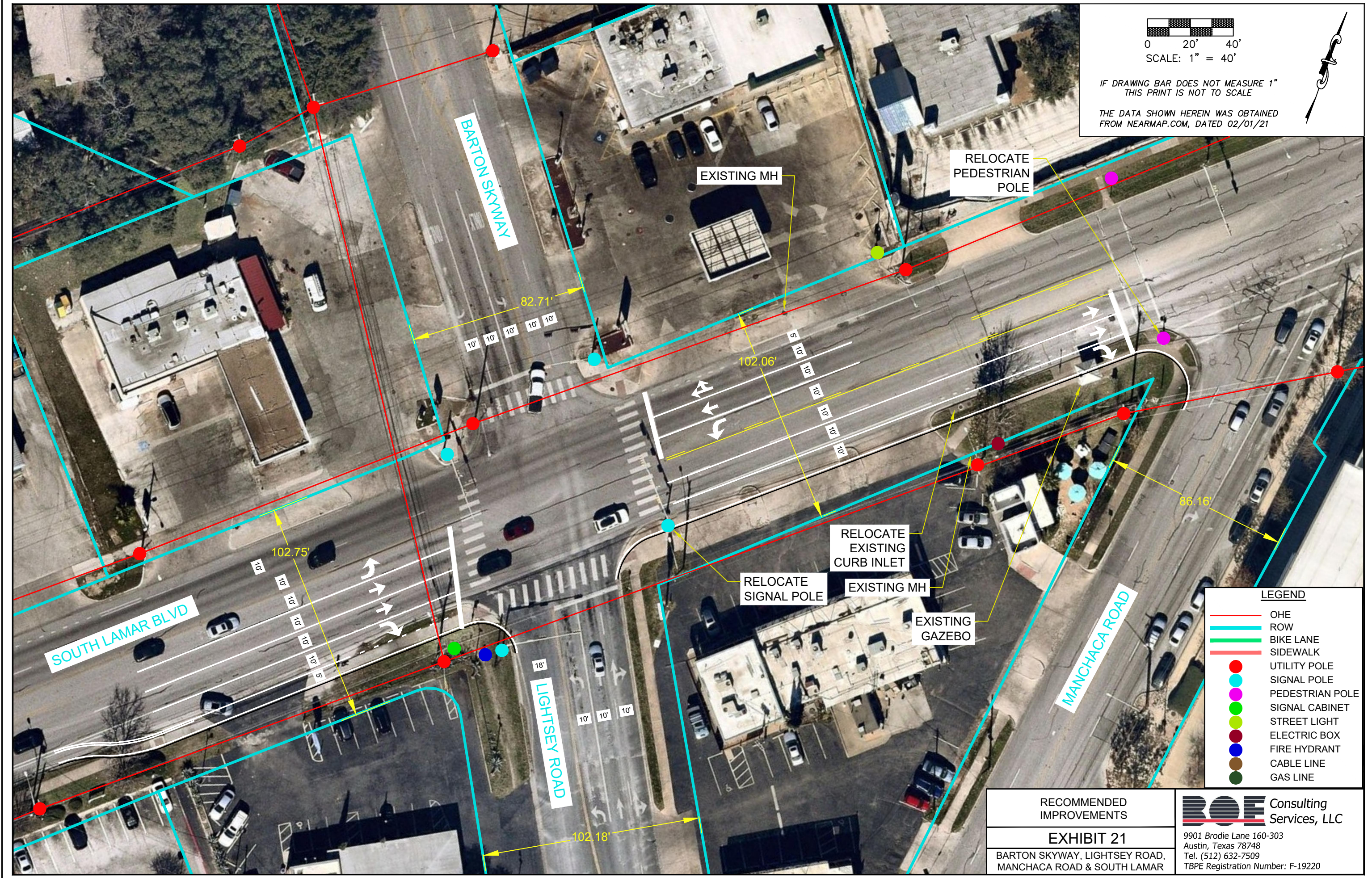
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RELOCATE
PEDESTRIAN
POLE

EXISTING MH

BARTON SKYWAY

RELOCATE
EXISTING
CURB INLET

RELOCATE
SIGNAL POLE

EXISTING MH

EXISTING
GAZEBO

SOUTH LAMAR BLVD

MANCHACA ROAD

LIGHTSEY ROAD

LEGEND

- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
- CABLE LINE
- GAS LINE

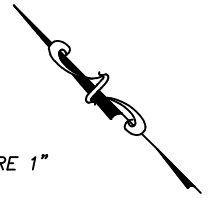
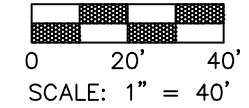
RECOMMENDED
IMPROVEMENTS

EXHIBIT 21

BARTON SKYWAY, LIGHTSEY ROAD,
MANCHACA ROAD & SOUTH LAMAR

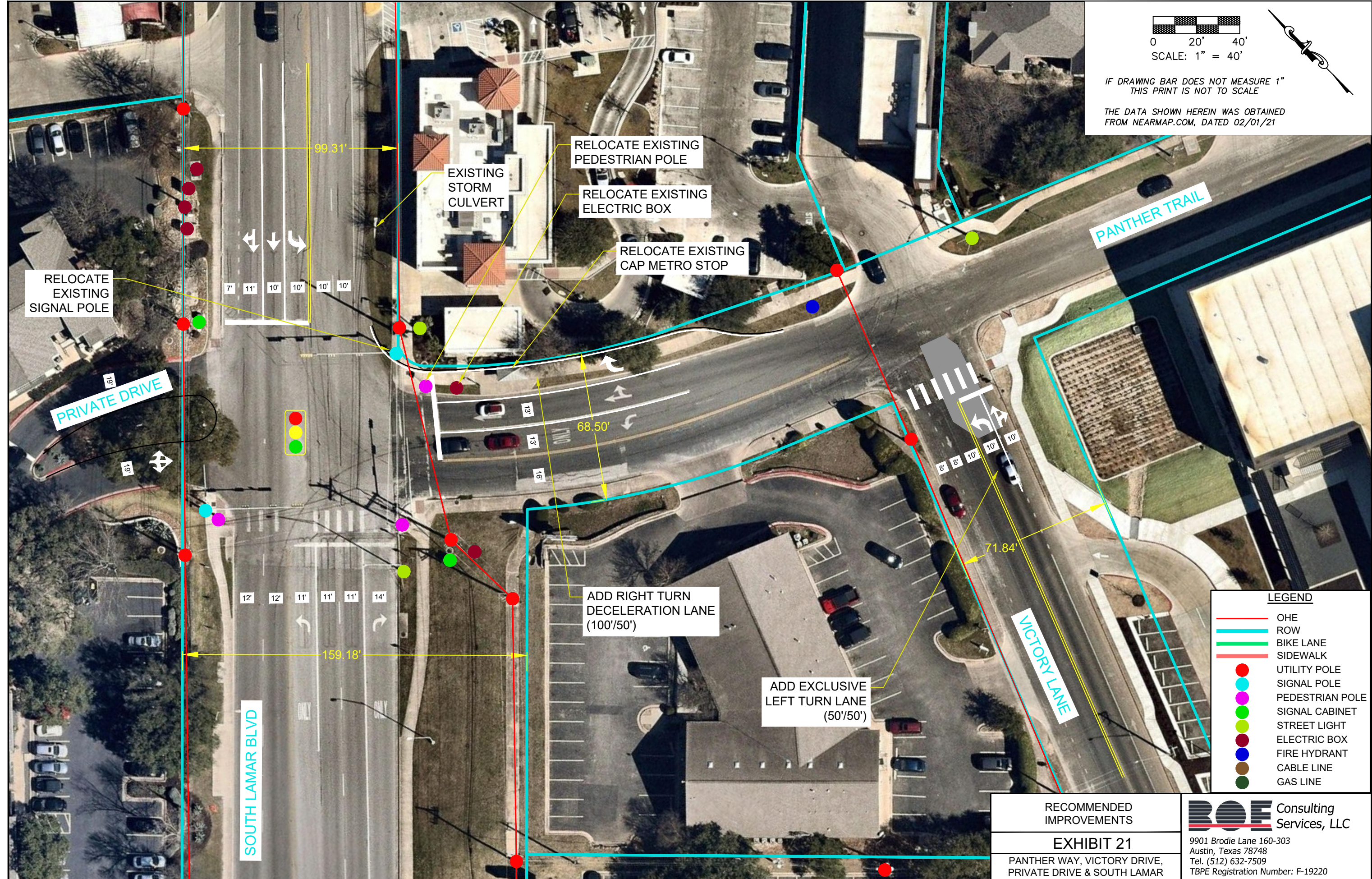
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RELOCATE
EXISTING
SIGNAL POLE

PRIVATE DRIVE

SOUTH LAMAR BLVD

RELOCATE EXISTING
PEDESTRIAN POLE

EXISTING
STORM
CULVERT

RELOCATE EXISTING
ELECTRIC BOX

RELOCATE EXISTING
CAP METRO STOP

ADD RIGHT TURN
DECELERATION LANE
(100'/50')

ADD EXCLUSIVE
LEFT TURN LANE
(50'/50')

PANTHER TRAIL

VICTORY LANE

LEGEND

- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
- CABLE LINE
- GAS LINE

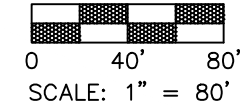
RECOMMENDED
IMPROVEMENTS

EXHIBIT 21

PANTHER WAY, VICTORY DRIVE,
PRIVATE DRIVE & SOUTH LAMAR

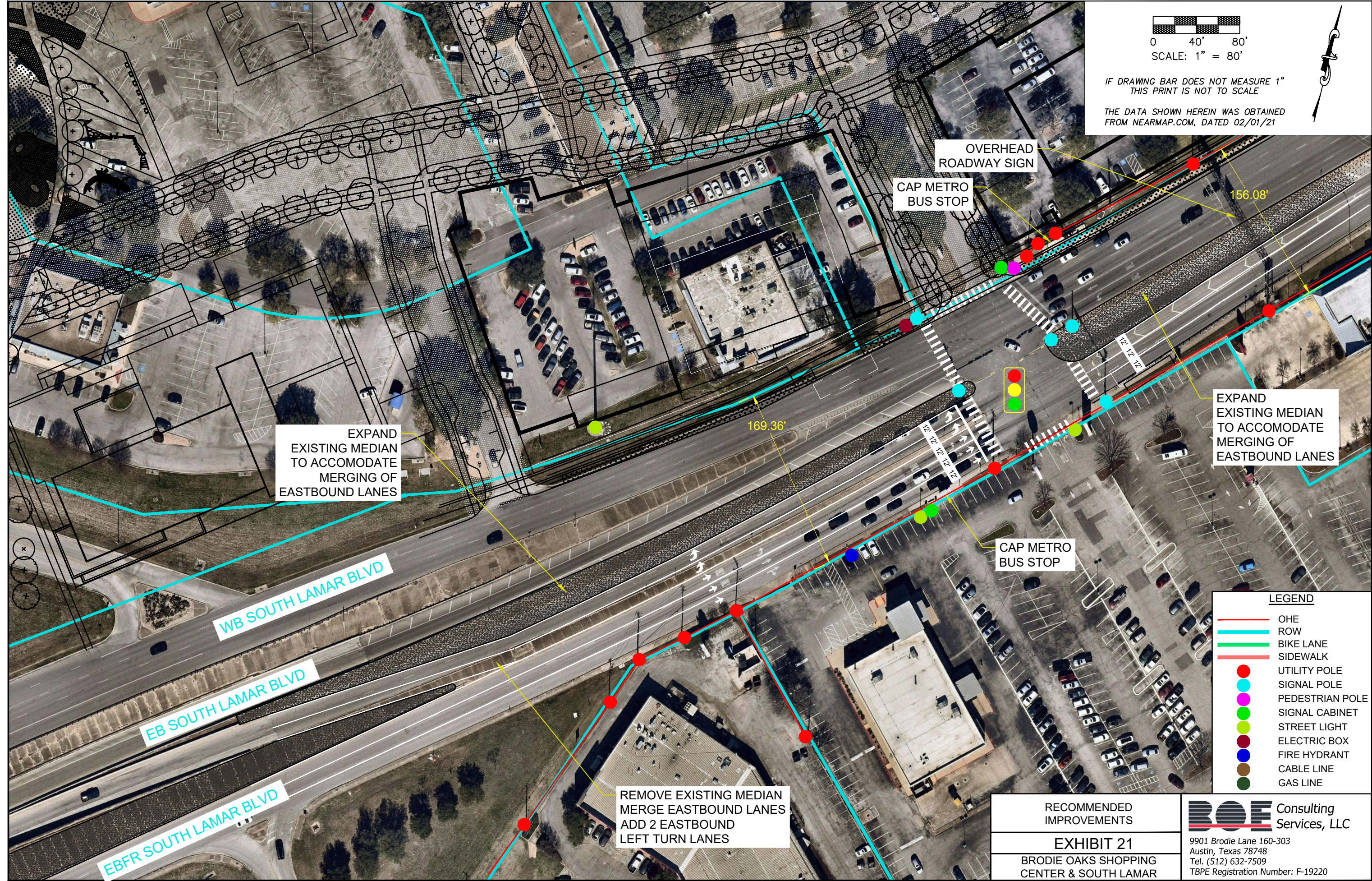
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EXPAND
EXISTING MEDIAN
TO ACCOMODATE
MERGING OF
EASTBOUND LANES

OVERHEAD
ROADWAY SIGN
CAP METRO
BUS STOP

EXPAND
EXISTING MEDIAN
TO ACCOMODATE
MERGING OF
EASTBOUND LANES

WB SOUTH LAMAR BLVD

EB SOUTH LAMAR BLVD

EBFR SOUTH LAMAR BLVD

REMOVE EXISTING MEDIAN
MERGE EASTBOUND LANES
ADD 2 EASTBOUND
LEFT TURN LANES

CAP METRO
BUS STOP

LEGEND

- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
- CABLE LINE
- GAS LINE

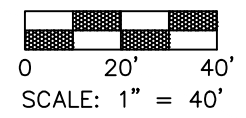
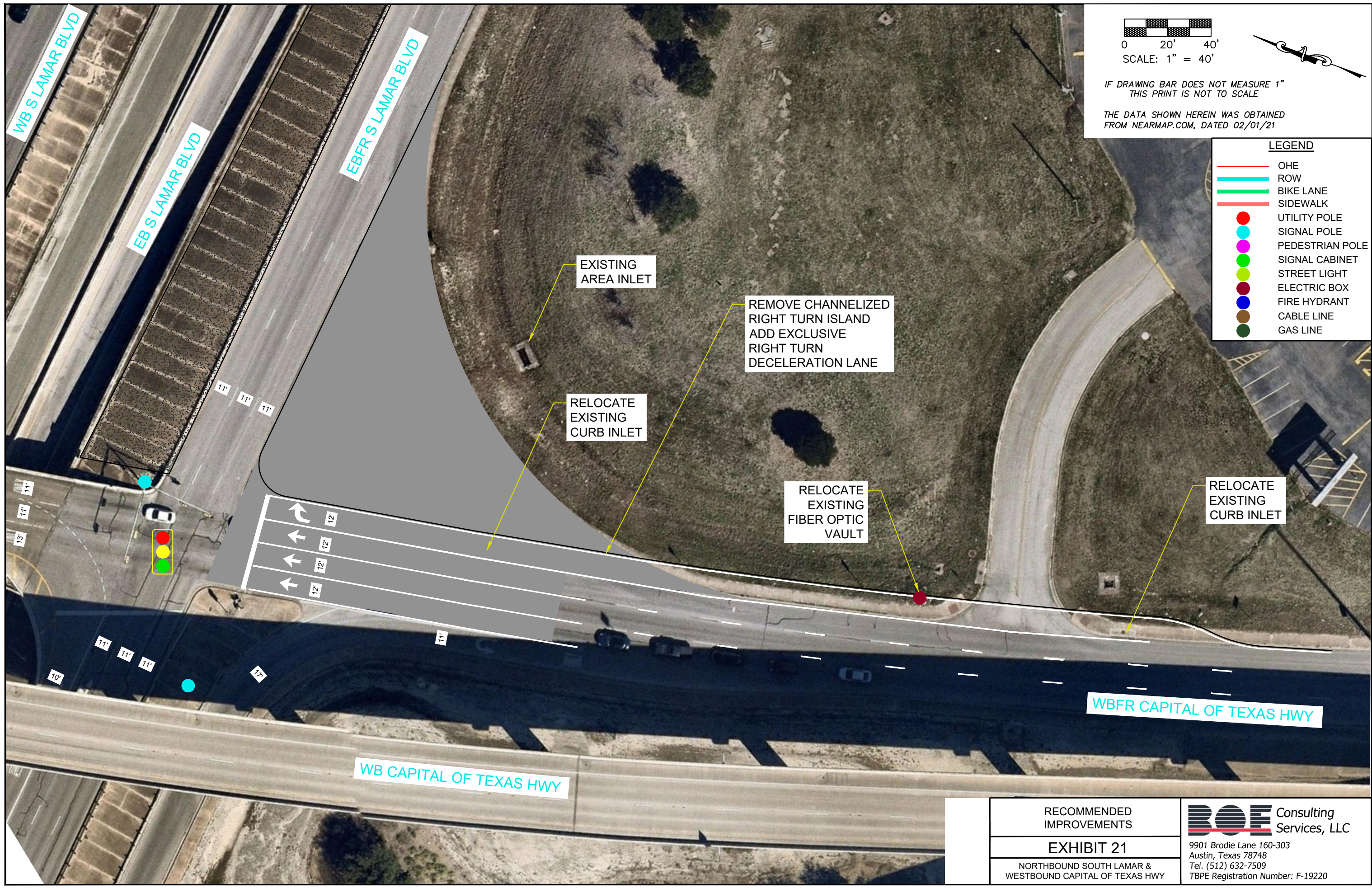
RECOMMENDED
IMPROVEMENTS

EXHIBIT 21

BRODIE OAKS SHOPPING
CENTER & SOUTH LAMAR

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FROM NEARMAP.COM, DATED 02/01/21

LEGEND

- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
- CABLE LINE
- GAS LINE

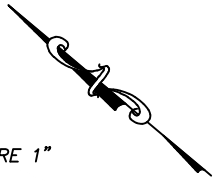
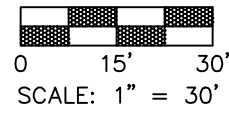
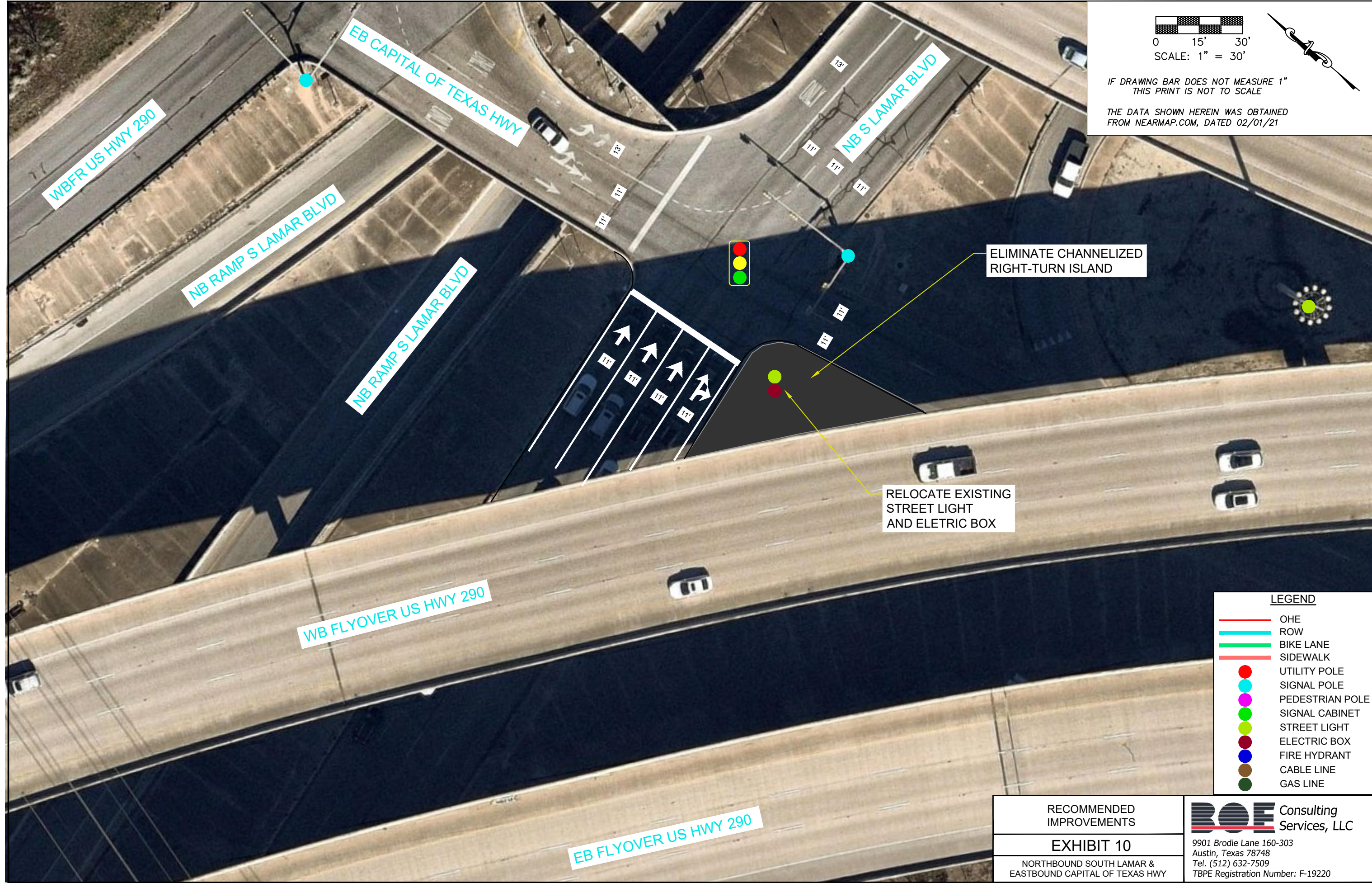
RECOMMENDED
IMPROVEMENTS

EXHIBIT 21

NORTHBOUND SOUTH LAMAR &
WESTBOUND CAPITAL OF TEXAS HWY

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Services, LLC

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ELIMINATE CHANNELIZED
RIGHT-TURN ISLAND

RELOCATE EXISTING
STREET LIGHT
AND ELETRIC BOX

LEGEND

- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
- CABLE LINE
- GAS LINE

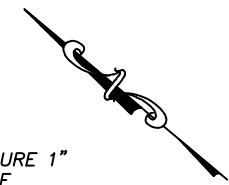
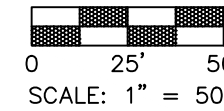
RECOMMENDED
IMPROVEMENTS

EXHIBIT 10

NORTHBOUND SOUTH LAMAR &
EASTBOUND CAPITAL OF TEXAS HWY

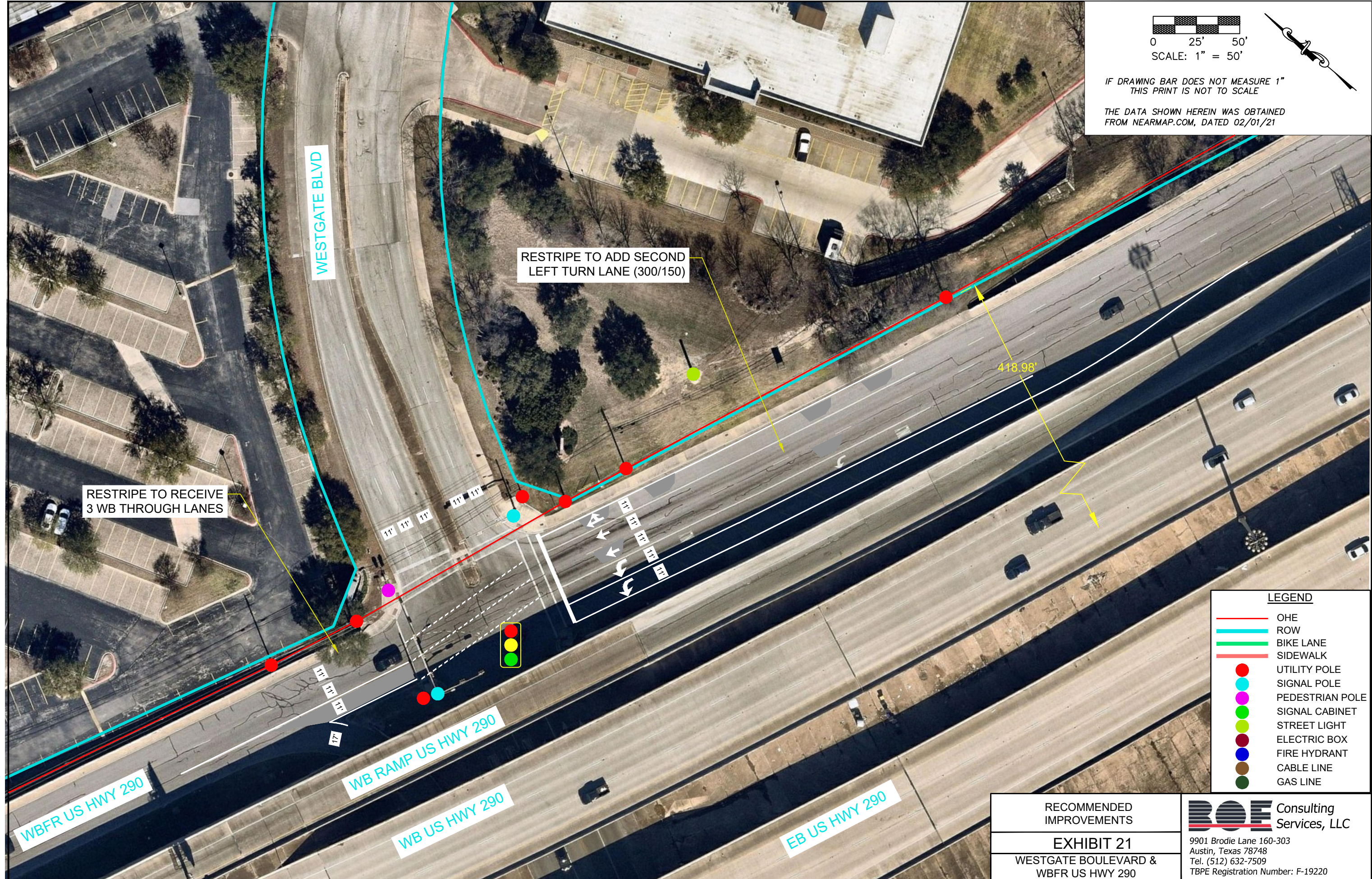
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RESTRIPE TO ADD SECOND
LEFT TURN LANE (300/150)

RESTRIPE TO RECEIVE
3 WB THROUGH LANES

418.98'

LEGEND

- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
- CABLE LINE
- GAS LINE

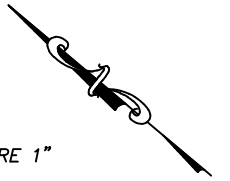
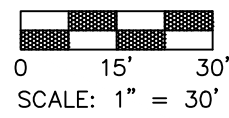
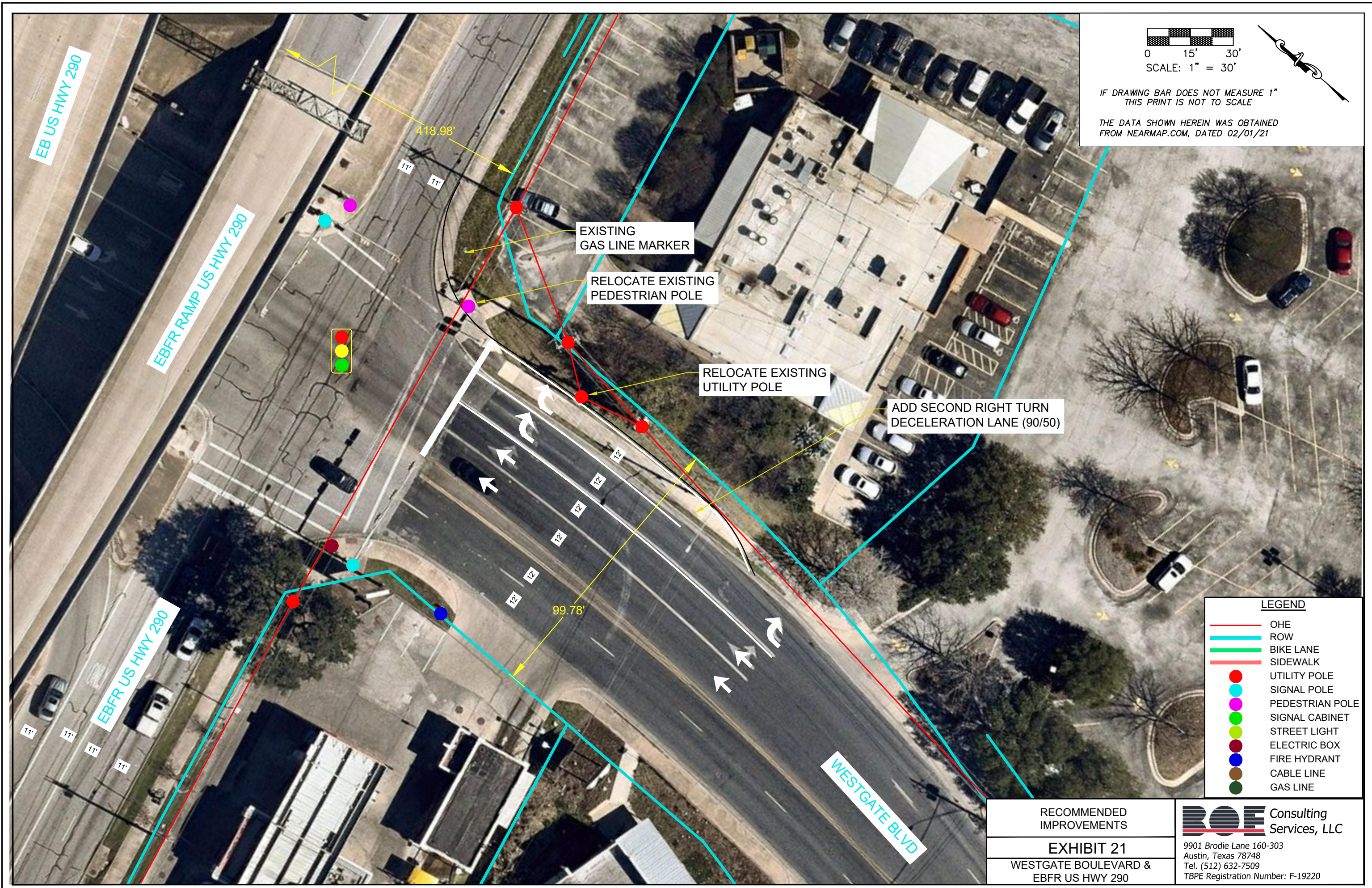
RECOMMENDED
IMPROVEMENTS

EXHIBIT 21

WESTGATE BOULEVARD &
WBFR US HWY 290



9901 Brodie Lane 160-303
Austin, Texas 78748
Tel. (512) 632-7509
TBPE Registration Number: F-19220



IF DRAWING BAR DOES NOT MEASURE 1"
THIS PRINT IS NOT TO SCALE

THE DATA SHOWN HEREIN WAS OBTAINED
FROM NEARMAP.COM, DATED 02/01/21

LEGEND	
	OHE
	ROW
	BIKE LANE
	SIDEWALK
	UTILITY POLE
	SIGNAL POLE
	PEDESTRIAN POLE
	SIGNAL CABINET
	STREET LIGHT
	ELECTRIC BOX
	FIRE HYDRANT
	CABLE LINE
	GAS LINE

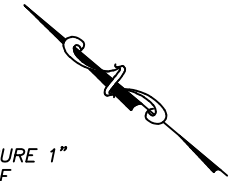
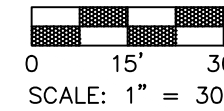
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EBFR US HWY 290

BOE Consulting
Services, LLC

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MANCHACA ROAD

ADD RIGHT TURN
DECELERATION LANE
(100'/50')

RELOCATE EXISTING
PEDESTRIAN POLE

RELOCATE EXISTING
ELETRIC BOX

WBFR US HWY 290

WB US HWY 290

LEGEND	
	OHE
	ROW
	BIKE LANE
	SIDEWALK
	UTILITY POLE
	SIGNAL POLE
	PEDESTRIAN POLE
	SIGNAL CABINET
	STREET LIGHT
	ELECTRIC BOX
	FIRE HYDRANT
	CABLE LINE
	GAS LINE

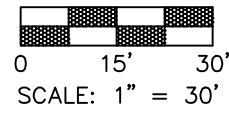
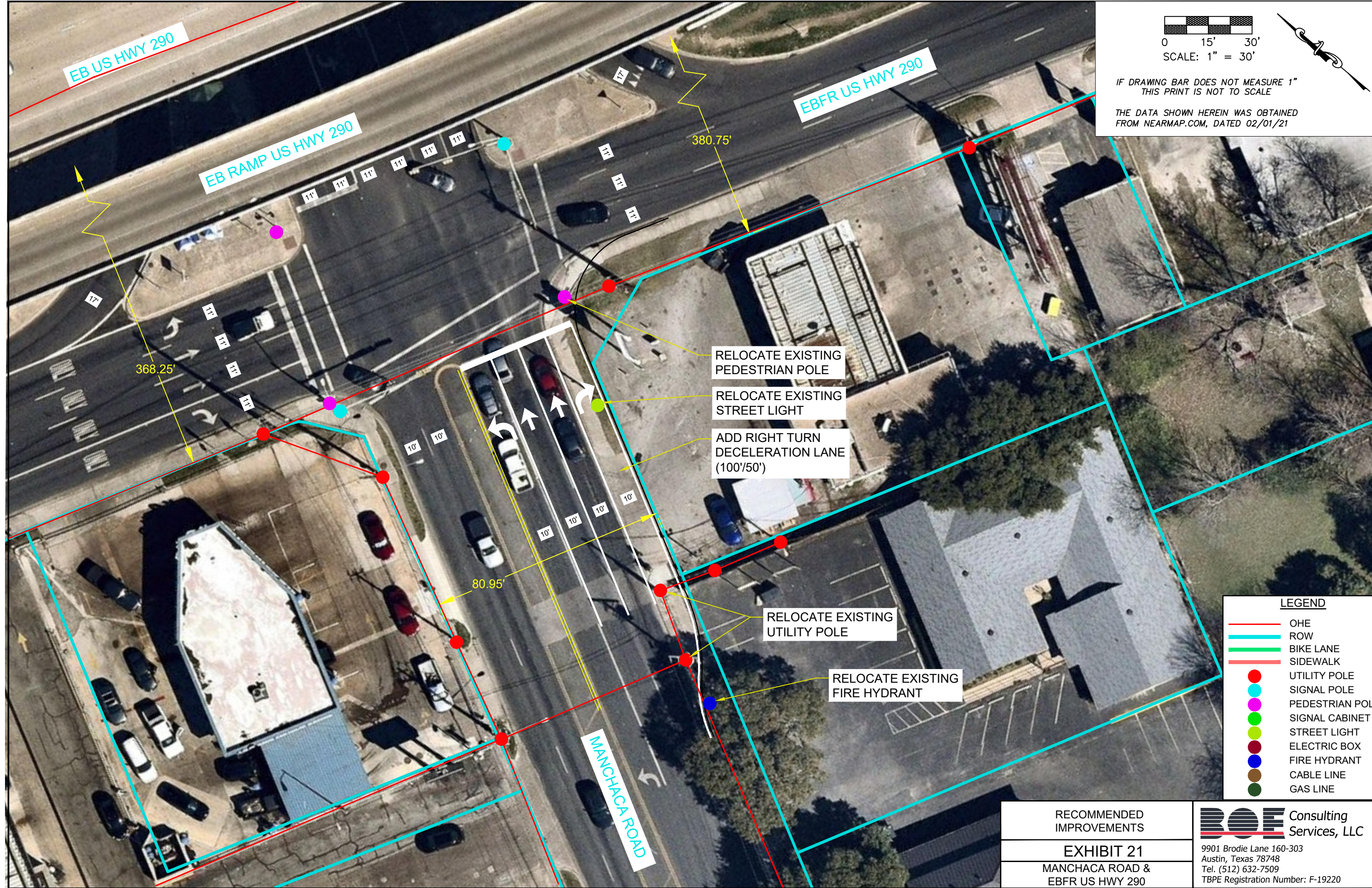
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RELOCATE EXISTING
PEDESTRIAN POLE

RELOCATE EXISTING
STREET LIGHT

ADD RIGHT TURN
DECELERATION LANE
(100'/50')

RELOCATE EXISTING
UTILITY POLE

RELOCATE EXISTING
FIRE HYDRANT

LEGEND

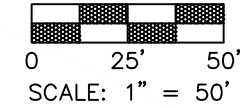
- OHE
- ROW
- BIKE LANE
- SIDEWALK
- UTILITY POLE
- SIGNAL POLE
- PEDESTRIAN POLE
- SIGNAL CABINET
- STREET LIGHT
- ELECTRIC BOX
- FIRE HYDRANT
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INSTALL RIGHT TURN
DECELERATION LANE
(350/100)

RELOCATE
EXISTING
CURB INLET

LEGEND	
	OHE
	ROW
	BIKE LANE
	SIDEWALK
	UTILITY POLE
	SIGNAL POLE
	PEDESTRIAN POLE
	SIGNAL CABINET
	STREET LIGHT
	ELECTRIC BOX
	FIRE HYDRANT
	CABLE LINE
	GAS LINE

RECOMMENDED
IMPROVEMENTS

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WESTBOUND CAPITAL OF TEXAS HWY
& DRIVEWAY 'D'

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Services, LLC

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