

Comments from the Sticky Notes on the Draft Designs – Wednesday, January 27

Design D

General

- No residential good; no park not so good
- We can only consider these higher density plans over code compliant if the developer will provide parks and “amenities.” We will not pony up for these.
- Too much built space west of Wood Hollow vs. east of Wood Hollow next to Mopac
- No housing 1st; not hotel 2nd

Residential

- Good, no residential
- No residential is okay
- Where’s the residential?
- Need housing!
- No housing! Welcome to Austin, Love, NWACA
- If adding housing, rezone (redraw lines) to push to Pillow
- Need housing
- Let’s have some residential

Office

- Office space is no longer needed
- Too much office space

Parks

- Could a small park be put here? (parcel 6)
- Where’s the park? Replace above building with park. (Parcel 6)

Height

- Go higher and save more trees
- +1
- Yes, go higher – what do we care the height is?
- But not higher than 5 stories
- Great height along Mopac
- Too high OSMs not conventional zoning
- Limit Mopac building height to 5 stories
- Too high

Environment/ Trees

- Not good taking out a lot more heritage and protected trees
- Why are more trees taken out?
- Good save of green space

Hotel/ Retail

- More retail → small scale
- Yes, love the hotel and restaurants
- Love the restaurants (parcel 7)
- How do you get to the parking for the restaurants (parcel 7)
- Like zone 3 (Parcel 3) – hotel and restaurant

Hotel

- Yes, hotel
- Please keep hotel
- Like hotel on Mopac (Parcel 2)
- I like hotel here, off Mopac (parcel 3)
- Hotel has high trip counts – not prefer

Transportation

- How do I get across Spicewood?
- Put the Park and Ride here (Parcel 4)
- What is the traffic mitigation plan?

Design E

General

- Minimum of surface parking
- Can there be something more creative about the structured parking?
- Too much square footage
- Too much SF
- Too much SF!
- Too much sq. footage

Office

- Too much office space
- Cut 100,000 sq. ft. of office – this is similar to Esperanza yesterday

Residential

- Add condos
- Parcel 5 should have no buildings or only one
- This plan needs residential to work – i.e. have live
- Kids, families, couples, old folks – let them all in!
- If housing, we need to redraw school lines to push to Pillow
- Mixed-income residential
- Too much space for residential

- Good to have residential
- Where are the condos? Parcel 5
- Residential too close to SF across the street
- No residential
- No residential that allows children
- How will this impact schools? What <can't read>

Environment/Trees

- Nice saving of trees along road
- Too many H and P trees out. Code Compliant is much better
- Too many trees removed
- Protect/enhance riparian areas

Environment/ Open Space

- Outdoor stage/amphitheater
- Cafes near park
- Yes, Park
- Hurray for the park!
- Park not worth SF and height!
- Love the park with retail/restaurant overlooking
- Park to draw neighborhood residents
- Still feels very office parky. Town Center would be great.
- Playground near restaurant
- Family friendly park <unclear... think it says park>
- Yes to park – desperately needed in NW Hills
- Playground near restaurants
- No need park; already have 3 acres of open space in watershed
- Good location for restaurants

Hotel

- Boutique hotel only
- Love the hotel and restaurants – more bars and food
- Move hotel to Mopac frontage
- Move hotel east of creek
- Like design – better with hotel at D location in office retail along Wood Hollow
- No dump hotels
- Hotel too close to residential
- Hotel near Mopac
- Hotel adds too many trips and sq. ft. total

Retail

- Concentrate the retail more to create a destination
- Like more restaurants

- Great restaurant placement
- Good location for restaurants
- Park and ride (Parcel 7)
- Reduce <can't read> restaurant number to increase park area along creek
- Too many restaurants
- Not enough restaurants
- I like separation of retail and restaurants from hotel
- Restaurants on top of buildings (parcel 2)

Transportation

- Good connection to improve circulation. However, concern about median openings for Ceberry
- Ensure connectivity with walking and biking trails
- Like extra exit onto Spicewood
- Lose the road if it saves trees (Ceberry Drive)
- How do I get across Spicewood?
- Roundabout at Executive / Wood Hollow
- Improve/simplify intersection at Hart and Spicewood Springs Road with traffic signal – would improve pedestrian access across Spicewood Springs Road
- Parking garage too close to merchants on Greystone (Parcel 1)
- Keep parking consolidated and encourage people to walk within the campus (Parcel 1)
- Ugly parking garage blocking view (Parcel 2)
- Soon Mopac will be like Central Freeway in Dallas

Height

- Too tall offices
- Shorter
- Too tall
- Too high – precedent at Mopac
- Too high
- Too high
- Too much height
- Too high (Parcel 5)
- Height of buildings are too tall
- 5 stories too tall; different zoning required
- No buildings over 5 stories on Mopac
- Too tall; limit to 5 stories
- Higher than existing zoning. Too tall buildings
- No to 8 stories
- Should be 7 stories max- 85 feet
- No 8-story buildings
- Too high – 6 story max
- Too much height
- Too high along Spicewood Springs Road

- Put taller buildings here – toward neighborhood
- Park not worth 8 stories
- No to tall stories
- I don't mind the height – good tradeoff for open spaces
- Height is acceptable
- No tall buildings along residential area