

Comments Collected from Post-it Comments Exercise

2016.01.26

Concept A - Heritage

General Comments

- Like office in 6, 7, 8
- Too many trees removed in block 6
- Rather have trees than health club
- Analysis of this is impossible without TIA
- Yes to current code plan
- No need to change *Best plan
- No to Concept A
- Not for this option
- Can you indicate building height on these buildings?

Environmental

- More park and retail, no big box up scale retail
- Can the community enjoy the park – more open space please
- Desire more stores and park space than concept A provides
- More parks, save more trees

Transportation

- Do not like garages on Spicewood
- I live across Spicewood, how do you cross safely?
- Anderson Lane at lunch hour is already packed
- Too much office space, too much traffic
- Traffic will back up the exit ramps to MoPac
- Address traffic issues

Retail – Restaurants & Shops

- Retail along Wood Hollow is GOOD
- These restaurants are isolated... and where will customers park
- Like restaurant looking over creek idea
- Don't like building 4 there, this spring is special
- Good plan except building 4
- Like the restaurants there is very nice
- What are those structures? (restaurant buildings)

Heath Center

- No fitness center
- Indoor multi-sport complex (like soccer zone in cedar park)

Office

- More retail less office
- Replace this office (near 6,7,8) with mixed use retail on bottom and multifamily on top

Residential

- Assisted living rather than office space
- Need housing
- Retirement center or assisted living
- Like the no residential aspect

Hotel

- No hotel (x2)
- Hotel great idea
- Love the hotel
- Hotel is great
- Hotel is good for traffic balance
- Better hotel location than other plans
- Like placement to hotel
- Cannot do hotel here, public restrictive covenant
- The hotel here messes up the traffic count 3000 trips, plus public RC would not allow hotel here

Concept B - Esperanza

General Comments

- My personal favorite
- Analysis of this is impossible without TIA
- Not in favor of plan b

Environmental

- Save more trees
- If you can do 5 levels of underground parking in code compliant plan then use underground parking in all concept plans to save more heritage trees
- Save more trees rather than apartments
- Provide open space near offices
- Park over residential (x2)
- How about 2 parks like option C
- Love the park space
- Parks are more valuable to community
- More parks

Transportation

- Traffic study?
- Do not like additional street connection to Hart
- Hart Lane is a very dangerous intersection to Spicewood Springs Rd.
- Need to reduce access to Hart Lane from Executive Center Drive
- Traffic will backup exit ramps on to/from MoPac
- Anderson Lane at lunch is already packed
- Too much cut through traffic
- Like walkable/bike-able idea of internal roads
- Extremely heavy traffic already
- Kids safety
- Bike, pedestrian access across Spicewood?
- I like road alignment
- Dislikes additional/moved road connecting to Hart
- Address traffic

Retail – Restaurants & Shops

- Where is the rooftop restaurant with a view
- More retail, less office
- How about retail on ground floor of building 5 and 6
- Interested in family restaurants
- Increase retail and restaurants
- Add catering kitchens to reduce traffic
- Nice amount of residential but add more retail
- Provide retail below multifamily
- More retail less office
- Love this to be a destination
- Torchy! ☺

Heath Center

- Indoor multi-sport complex with restaurant and bar (like soccer zone in cedar park)
- Neutral about health club
- Like health club if family friendly
- Health center need pilates and yoga

Office

- Mixed office space will balance well, no residential
- Like the office need MoPac (x2)
- Like office height limit to 3-5 stories
- Office 8, fix related parking structure. Rethink
- Parking garage is too large, block tenant use
- Building too high, too much residential unless assisted living

Residential

- Important to keep residential as non-family
- Residential retirement
- Zone residential to other school districts
- Ok with residential as long as school districts are figured out
- Like the townhomes they fit in well
- Townhomes too attractive for families with kids
- Assisted living would be great non-family option
- Mixed income residential
- Target townhomes for senior living
- Love the hotel but prefer assisted living center rather than residential
- No residential
- Plenty of residential, small homes desired for families
- Prefer an assisted living/nursing rather than age restricted
- Assisted living rather than residential, fewer traffic trips
- No residential unless 50+
- More diverse housing options
- Seniors need 1 story homes to avoid stairs
- No residential including age restricted living

Hotel

- Too high of trip count
- Love the hotel
- Not for the hotel
- Like the hotel
- Nice mix of residential
- Good placement of residential and office
- No hotel
- Likes the idea of a hotel – boutique, no chain with spa

Concept C - Balcones

General Comments

- Like this plan best (good trade offs)
- No on Plan C
- Make all these buildings look nice
- Make it a self-contained development (work, play, stay) (No traffic or kids)

Environmental

- If you can do 5 levels of underground parking in code compliant plan then use underground parking in plan a/b/c to save Heritage Trees
- Don't need a park. Plenty of open space on this 31 acres already
- Add natural type and amphitheater
- Great park!
- LOVE the extra park space here
- Playground please!
- Love the park space
- Love parkland and hotel
- MoPac noise possibly not compatible with amphitheater
- Save more trees
- Playground in the open space, not dedicated parkland near building 5& 6
- No flood control?
- I like the tradeoff of taller buildings for more open space.
- Love the park and green space and consolidated buildings
- Playgrounds and biking trails. Like option with least traffic.
- Prefer taller buildings if park space / trees preserved. What's an extra couple of stories?
- Is this park too open? (Gives homeless a place to stay?) *near hilltop park by 1 & 2
- Love the parks. Need walkways and trails
- No residential. No hotel. Parkland +/- Yes. Yes Neighborhood park.
- Love the creek park and 2 acre park with trails
- Save more trees - More park. More restaurants.

Transportation

- Like extra outlet on Spicewood
- Anderson Lane at lunch hour is already packed
- I like the intersection (Ceberry dr) - my family can cross
- Need to reduce access to Hart Lane from Executive Center Dr
- Like new street for access to Spicewood Springs Road (X2)
- Analysis of this is impossible without Traffic Impact Analysis
- Traffic will back up the exit ramps from MoPac and on to MoPac. Yuck!
- Bike lanes please!!!

Retail – Restaurants & Shops

- Cut residential, add retail (X 2)
- Indoor multi-sport complex (like soccer zone in Cedar Park) has cafe and beer (X 2)
- Restaurants with outdoor seating and family friendly
- More retail, less office / residential
- Nice restaurants with patios by creek nice bars. Not national chains.
- Ensure good connections with retail areas.

- Increase retail restaurants and caterers kitchens with this much dwellings
- Retail on grounded floor (4, 5, 6)
- Ok with taller buildings near MoPac if allows more retail and park.

Heath Center

- Don't need it

Office

- Nice job limiting building height
- Buildings too tall along Spicewood Springs Rd
- Building height near MoPac is good exchange for the nice park
- Design 1&2 to be less ugly
- Parking garages blocks the view of downtown, what tenants would want (X2)

Residential

- Take out residential and replace with retail, then I like this plan best. Senior assisted living instead of residential (?)
- Let kids live here too!
- If any school-aged children added, must open charter school or AISD elementary school
- If added school aged kids then are PUD to Pillow Elementary
- No kids!! If you do, open a charter school
- No residential
- Love this plan - can we get more residential and more retail? -there's enough fitness in NWH
- Great place for a bioscience school magnet (near natural park)
- NO KIDS! Schools packed
- Preferred plan only if coordination with developer and AISD - these kids should be zoned to Pillow, no space at Doss
- Bldg 5 incompatible with single family across street. Too close to street.
- No residential or retirement/assisted living. Schools too crowded.
- Senior living designation will further mitigate traffic - good thing
- Zone residential to another school
- More diverse and residential
- Too much residential - love the parkland
- Residential too high # for schools. Don't like hotel location.
- No residential unless 55+
- Too much residential negative impact to school and traffic
- Place MF with "missing middle" in this quadrant - Mueller courtyard homes or Mueller homes with ownership options
- Negative AISD to rezone resident
- Love the clean design of this plan - can we reduce residential a little and reduce park a little?
- Cut residential, increase office.

Hotel

- Hotel is great idea
- Like having the hotel on green space