

Design Workshop, Inc.
Landscape Architecture
Land Planning
Urban Design
Strategic Services

Meeting Record

To: Katherine Caffrey
From: Sommer McNamara
Date: January 29, 2015
Project Name: Bell Boulevard
Project #: 5224
Subject: Public Meeting #1
Meeting Date: 01/28/2015
Start/End: 6:30pm – 8:00pm
Location: 1435 Main Street, Cedar Park, TX

Meeting Telephone Conference Call

Items in **bold** print indicate what action is required, who will perform the action and the deadline to complete action.

1. Poll Question Improvements
 - a. Maria Talamo:
 - Need to address natural areas, particularly along the creek
 - Preserve and conserve – could be something like an arboretum, hike & bike trail, regional trail system
 - Maintain habitat and be able to walk to all of it
2. Poll Question Benchmarks – comments from respondents who strongly disagreed with selection of benchmarks
 - a. Public respondent A:
 - Wanted to voice support for earlier comment on addressing natural areas.
 - “Connect our parks”
 - b. Public respondent B:
 - Loves Santana Row, but Bell needs something else
 - Afraid of wiping out area and turning into Santana Row
 - Used Champs Elysees as a comparison and stated that it’s the process that is of primary concern
 - c. Public respondent C:

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- Concerned that benchmarks don't understand the space limitations – Bell is a long corridor and the benchmarks look “mall-ish”
 - Maybe look at Anderson Lane – somewhere with a corridor feel
 - The benchmarks we shoed don't physically look like Bell
- d. Public respondent D:
- The largest benchmark on our list has the same traffic count as Bell today
 - We need to think about the future where that traffic count might be 70,000 cars per day
 - This respondent referred to Bell as “A road to work”
 - Don't reduce lanes; maybe increase them.
 - These comments received lots of applause
3. General Question: Public respondent E
- a. Question on whether information is available to the public
- Answer: yes – info, video, and presentation will be posted to website
4. General Comment: Public respondent F
- a. We're talking about two incompatible things: traffic flow and use
- b. If any proposal puts another 100,000 cars through my front yard, it's a bad thing
- c. “Your questions are leading”
- d. The questions you ask lead to certain results
5. General Comment: Public respondent G
- a. Obvious fix to the traffic problem is to get rid of tolls on the toll road
- b. All the toll roads are horribly inefficient
- c. People don't want to pay tolls
- **Rebecca: we should take into account these big ideas**
6. Poll Question Maintaining Mobility while increasing access
- a. Public respondent H:
- The poll question is phrased wrong and should ask about maintaining mobility *regardless of access*
7. General Questions and Comments Respondent I:
- a. What do you plan on doing with the current businesses that don't fit the profile [did not clarify what the profile is and what wouldn't fit]
- b. Respondent then suggested that we could possibly relocate them or buy them out
- c. He has seen businesses start up and fail
- d. Grading is an issue
- e. Visibility is an issue – you can't see or get into businesses
8. General Comment respondent J:
- a. The overwhelming theme is traffic
- b. Traffic exceeds road capabilities
- c. Highway is not being used
- d. Ideally getting people to use 183A
9. Comments from the Old Chair of the Planning and Zoning Commission, Respondent K:
- a. What Bell Boulevard suffers from is a lack of consistency

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- b. Was involved in the planning for 183A
 - c. Again stresses inconsistency and that we must have a long-term goal
 - d. By consistency, respondent K meant consistency in planning and zoning, setbacks, and construction
10. General Comments from respondent L:
- a. Pictures at the start of the presentation, like Domain, are very highly developed
 - b. They clash with what came later in the presentation like green space
 - c. Respondent L doesn't want a line of stores that are 4 stories high
11. General Comments from respondent M:
- a. I reside off of Park street
 - b. It seems we're missing a holistic view of where Bell fits in with Cedar Park plan as a whole
 - c. We need to develop a complimentary system where the thoroughfare isn't trying to do two things
 - d. It feels like we're working at cross-purposes and that we don't have a holistic vision
12. General Comments from respondent N:
- a. One category of retail that Bell Boulevard currently lacks is apparel
 - b. There is no clothes shopping on Bell
 - c. Additionally, as far as burying power lines goes, this respondent was part of a group that researched the cost and feasibility of it and the cost would be around \$30,000,000
 - d. Wouldn't spend one cent to bury the power lines
 - e. Would use the money for many other things

Next Meeting

Date: TBD

Time: TBD

Location: TBD

END OF NOTES

The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by Design Workshop within five (5) working days upon receipt of this meeting record.

Attachments:

- 1.
- 2.

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