

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

## Meeting Record

To: Katherine Caffrey  
From: Ryan Wright, Sommer McNamara  
Date: March 16, 2015  
Project Name: Bell Boulevard Corridor Master Plan  
Project #: 5224  
Subject: City Workgroup Meeting #3  
Meeting Date: March 11, 2015  
Start/End: 3:30 – 5:00  
Location: City of Cedar Park, Bldg 3

Meeting  Telephone  Conference Call

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Following are the minutes of the above referenced meeting. The following people were present: Kaden Norton, Scott Carr, Kelly Brent, Darwin Marchell, Phil Brewer, Brenda Eivens, Chris Copple, Mauro Lopez, Lyle Grimes, Katherine Caffrey, Amy Link, Kevin Harris, Curt Randa, Tony Moline, Brian Rice, Ryan Losch, John Cavallo, Rebecca Leonard, Sommer McNamara, Ryan Wright

### 1. Road re-alignment

- Be clear which alternative is doing what to the road alignment
- Board on Board (arterial) option is leaving the current Bell Blvd alignment in its existing location
- Split Rail (couplet) and picket (parallel) options would both re-align the road
- The new parkway road cannot be extended down to Cypress Creek Road because of existing residential units
- Having different speed limits going northbound and south bound on the Split Rail option could be confusing to drivers
- The speed limit will need to be reduced going southbound to 35mph on the Split Rail option because we are providing more places for pedestrians and automobiles to mix
- Pedestrian safety is improved at 35mph rather than 45 mph.
- Need to be cautious about closing off driveways, businesses will not like this
- Need to be sensitive to business' concerns about closing driveways
- 1890 Ranch is a good example where there are very few driveways but the businesses are still very successful because overall it has better access

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- Understand that the western road is a big asset in mobility and trying to create a destination
2. Traffic
    - New intersections will be very important for pedestrian access
    - Office traffic coming to Bell Blvd will be counter flow of commuter traffic, but will still have an impact that needs to be factored into decisions
    - A raised median could impede north bound traffic from turning left
    - Traffic and pedestrians need to be balanced – look at time of week/day
  3. Pedestrian access
    - Pedestrians will have to cross the main arterial at the new signalized intersection halfway between Park St. and Buttercup
    - The opportunity to bury a pedestrian walkway would not fit here
    - No current demand to support a pedestrian bridge at the moment, potentially in the future if a rail station were to go in
    - Need to balance mobility and pedestrians
    - Concern with walkability on split rail and board on board options
  4. Concerns regarding new City policies that could be put in place
    - Glazing requirements could be put in place to create a uniform streetscape with transparency into adjacent buildings
    - Minimum setbacks could be put in place to create a uniform streetscape feel
    - Minimum densities would be needed to make sure there is enough roofs to support the proposed retail
  5. Office character
    - Bigger and bigger office tenants will continue to march northward from Austin as space in Austin decreases
    - There is potential for office along the park, we are currently showing residential as this could help increase rents
    - The City could implement a form based code approach where the market will dictate who the tenants are
    - Like the idea of multi-level office
    - Phase one would most likely be built to suite office, rather than spec office space
    - There is concern that potential office tenants might see crossing Bell in the morning to be a challenge
    - The counter offer of having to cross Bell traffic is that employees would have access to a better lifestyle – restaurants, retail, and living
    - The idea/image of a mixed use, restaurant neighborhood would be a plus and help to entice tenants

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6. Multi-family character
  - The demand is for higher end multi family
  - Do not like what's going up by Lakeline Mall
  - The style of the development approved to be built on Parmer could fit here
  - Higher rents are desirable
  - Want people who will increase vibrancy
7. Opportunity for civic space
  - Concern over lack of civic space shown in our drawings
  - Potential for a courthouse
  - Follow up with the science museum to see if that could be a possibility
  - Like the idea of civic space as long as it is a regional draw
8. Park space
  - Show trail alignment
  - Programming opportunities
  - The idea of opening up to the park space is valuable
9. Remove street sections for April 7<sup>th</sup> presentation, too technical
10. Be sensitive to land use and show flexibility

### **Next Meeting**

Date: May 6<sup>th</sup>

Time: 3:30 – 5:00

Location: 450 Cypress Creek Road, Building 3 Multi-Purpose Room, Cedar Park

### 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.

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