

Summary of All Comments

Comment keywords were identified and counted. Some general comments are listed.

Concerns

Traffic 119 Count

- 2222 is already a mess of traffic and unsafe driving. High School is already completely full. Congestion and overcrowding of schools. Road safety. No public transport options.
- 620 and 2222 are already a nightmare to negotiate early morning and late afternoon. Adding a high volume of cars can only make that situation worse. I am also concerned about water availability as climate change creates more drought situations.
- Having lived here since 2008 we have driven 2222 and watched the traffic grow. It has affected us all. Our travel times have increased and so has the danger of being on this road. I do not want to see it go from bad to worse and I'm certain these already difficult traffic concerns will be even greater with the addition of more apartments and development of this vast property.
- Car accidents are a big problem on 2222. This will add to the problem.
- A project this large would effect traffic at all times a day. If you drive 2222 during the day especially in the morning and late afternoon the traffic is overwhelming. The traffic from the high school especially at end of school day is horrendous. Has a traffic study been complete to see how this would impact our daily commutes. Having so much more traffic for not only the residential portion but also the office and retail will bring consistent traffic. It will impact the quality of life for all of us who travel and live along RM 2222. Please reconsider changing the zoning to something more comparable with the neighborhoods that are close to this area.

School 47

- 4-Points already has a traffic problem; the proposed project will make it much worse unless additional infrastructure is added included a second route in/our of Vandegrift/4-Points Middle School
- A project this large would effect traffic at all times a day. If you drive 2222 during the day especially in the morning and late afternoon the traffic is overwhelming. The traffic from the high school especially at end of school day is horrendous. Has a traffic study been complete to see how this would impact our daily commutes. Having so much more traffic for not only the residential portion but also the office and retail will bring consistent traffic. It will impact the quality of life for all of us who travel and live along RM 2222. Please reconsider changing the zoning to something more comparable with the neighborhoods that are close to this area.
- Beyond the traffic concern with close proximity to the schools. I am most concerned about the safety in and around the schools with this much possible development. We chose to live here in no small part due to the schools and surrounding area. This development would be a huge burden with the already limited access to the schools.

Infrastructure 33

- Not sure that road infrastructure will support the plan. Against conurbation of Hill Country, need to keep open spaces for respite. No local residents asking for this. Environment loss, traffic, noise, light pollution, lack of infrastructure to support this, so further development will be needed to support these plans. More schools? Believe zoning change is tip of iceberg.

Housing 16

- 1400 apartments are just too much for the traffic and surrounding environment.

Green 18

- Any development over the recharge zones needs restrictions

Community Benefit

traffic 96

- None of these are acceptable trade offs for approval of this project. These proposals do not in any way compensate for their massive project. NO to cut through from McNeil. If you have been or have kids at that school you would understand. This will only make traffic worse. It was just recently improved after years of construction so the students, teachers, and buses could get in and out of school grounds in a timely manner. This would just have it go back to former nightmare of traffic. Living in Jester for years and having family living in Riverplace and on Riverplace Blvd and Four Points I have been through all the traffic nightmares. We don't need to add to them. There is currently a traffic project from Riverplace to 620 and it is already just horrible. Affordable housing is not appropriate for this area with no public transportation and very few opportunities for jobs. Those people are better served by being on bus lines. And currently no plans in the works to bring any mass transit to the west side of Austin even though our taxes are paying for transit systems built and serving other areas of Austin.

Park 39

- I think some important goals is preserving as much as possible and developing some public park space for use. I think it would be a great opportunity to turn the area into a pedestrian friendly community hub. All for the development, just concerned that they're skipping some steps (such as permitting and environmental and traffic studies) that would turn it into a less attractive/valuable version of what it could be.
- None of this is enough to offset the increase in traffic. 620 is already not capable of handling the current traffic. And there are already plans to add 4 new apartment complexes on 620. The only way in and out of this area is 2222 and 620. Lakeline Mall and Domain have multiple way to access.

Environmental impact need to be addressed. We need those green belts and reserves. I selected a park with lake but feel that 9 acres is not near enough.

If apartments have to be part of the plan, make it affordable housing.

Green 24

- Don't eliminate the greenbelt and preserve natural habitats for Texas wildlife
- Environmental and traffic relief should be paid for by the developer. Also the size of the development is unnecessary and economically ill advised. The developer should also place to mitigate other environmental and traffic issues - perhaps by funding additional public transportation options, using xeriscaping, solar power, other green technologies, and other mitigations.

Afford 21

- Austin truly needs more affordable housing.
- Greenspace and water conservation is top concern, but if they succeed in building, then much of the housing needs to be affordable. Lower density is preferred. Also, traffic diversion is important.

Sport 11

- See previous comment on school and 620 traffic. Sports facilities would be nice as we don't have any nearby.

Development Preference

Park 41

- Increase parkland around current buildings. Current buildings might be used for some ACC or other classes, rec centers or public meetings. A park with trails only, a civic or healthcare center.. A park for kids Affordable housing and park space and walking trails. No offices or retail.
- A park with trails only, a civic or healthcare center.

Traffic 28

- Lower density housing decreases amount of traffic on the roads
- I don't know all the answers but think a mixed use space ensures that there is a regular flow of traffic. I'm not opposed to some modest retail options in the area, we have more than we used to, but it's not a ton considering the number of homes in the area.
- The mixed use aspect is fine, but matching the current built environment would be ideal, 1-3 floors for offices, ground floor, walkable retail. 1-3 floor for residential, fully separate parking. Fully defined and support traffic and parking plans.

Use 27

- Best to use the facility for job training, racket ball court, a symphony
- Yes to height restrictions. Maintains scenic hill country views. Apartments and affordable housing. With a strong emphasis on rain/water conservation and planning for FUTURE
- This project should be smaller. I don't mind apartment and retail, just not that big.

Density 21

- Lower density housing decreases amount of traffic on the roads
- I would prefer the density it is currently zoned for - R&D.
- Low density, ACC would bring something to the community for example.

Campus 12

- Honestly, would love LISD to purchase the space and build an amazing large Performing Arts Center, more gym space, a pool for the swim team, community meeting spaces -- build the VHS & FPMS campuses out more with lots of greenspace
- I am okay with less dense apartments, office and retail, but ideally Campus-style would be the best.

Afford 5

- An affordable noninvasive low impact option that encourages keeping home & work together.

Comments

Colina Vista 13 Responses (Daniel)

Concerns

Again, to assume you can use the grandfather rule in this way is absurd and negligent! Shame on them. Traffic in this area is already ridiculous, and one of the reasons I live in this area is because of our commitment to the environment and beauty of the area.
Traffic in this area, especially getting to/from Vandegrift High School is already horrible, as there is only one way in/out of Vandegrift. Not your fault, but I think it needs to be considered before adding more residents to the area.
after living here for almost 20years we continuously see "improvements" and "new buildings" without any regard to those who currently live her, traffic patterns, entrance/exits onto major roads - the only road or development this area has asked for years about has been continously denied due to it being "protected land"...that is until someone with deep pockets comes in and voila the nature preserve is no longer a problem. to add another 1400 apartments to this area seems insane!
Potential crime in the neighborhood given the area has mostly single family homes.
I'm not concerned

Community Benefit

Please, please, please build the road to McNeil. The city refuses and the school district is trying, but it absolutely needs to be done. It would make a HUGE difference. Currently every, single car going to the schools has to get on 2222. No other option. The road would allow residents of River Place, Westminster Glen, and all points on 620 north of 2222 to bypass getting on 2222 altogether.
these three options are what this community has been begging for over the last 20years - not more apartments; the only meeting space currently available is Twerx and they are very expensive. There are many school/sports/volunteer organizations that are constantly looking for meeting space.
Having affordable housing in the area concerns me as the infrastructure currently does not support high density living. It's mostly single family homes.
Are you just looking for handouts?

Development Preference (*I'm sure the Section 8 housing is meant to be sarcastic Daniel*)

<i>Section 8 housing</i>
No residential!!

Comments

Long Canyon 78 Responses (Tom and Rod)

Concerns

Offices or retail is still going to bring in more traffic than our newly expanded roads can handle but adding so many additional families will create added dangers to our roadways. We already have too many fatalities and accidents along 2222.
WUI code was enacted in January 2021 and this is non-compliant
Way more thought into consideration needs to go into planning before something is put into that building. I think it's very easy to see. Don't you see what's happening on 360? There isn't enough room. Why are we forcing more traffic on that road that's already so dangerous. With schools working families etc. There's not enough space. There's plenty of other places to build in Austin. Why don't we work on making the changes that would support the structure first before we build something there that makes the problem that we already have worse.
Traffic as well
Traffic trips per day appear to be seriously impacted by the development. 2222 will become even more of a parking lot at certain times of day. I think the developer should not be able to easily change the zoning just for their own benefit. Also environmental restrictions should be observed and not overlooked.
Huge development, traffic and environmental impact studies are essential
It's time for the City of Austin to quite sacrificing quality of life on the alter of big growth for out of town developers.
I worry that this is going to be a first step towards more development of the beautiful green belt we back up to ☹️
Traffic
We need more traffic relief and specifically the best fix is another road to Vandegriff HS and Four Points Middle. Our traffic and infrastructure was not build or recently improved upon for the volumn of traffic 1,400 apartments would bring.
2222 is alreast a mess of traffic and unsafe driving. High School is already completely full. Congestion and overcrowding of schools. Road safety. No public transport options.
High school, Riverplace and other housing developments very close and currently a long wait time to get out of the neighborhoods. Siteo del Rio is entry and exit point for offices, other schools and businesses and traffic will back up far into the neighborhood from that street. At rush hour traffic on 2222 going towards is 620 is already routinely backed up all the way from Jester Blvd. Schools in area already at capacity with no plans to expand in near future. No need for more services or shopping in the area as it will just duplicate services already in place and being supported by current residents of area. There are already multiple apartment neighborhoods nearby. There is currently no public transportation in this whole area. Many more cars will add to the pollution in our city which has already had 25 ozone action days this year, a more

than double increase from the prior year. The traffic congestion and additional environmental pollution will reduce the quality of life for residents in the area.

Would really like to see the space used for local restaurants and retail

To many buildings in the area of Four Point will add traffic to a already charged area . Then there are absolutely no infrastructure (street, road, security school) for a project like this . People like this area because there is still nature and space. All these new construction will transform this area in an appendix of the over populated California, with all the problems that this means

We need to organize to put whoever allowed this project to get this far out of office! Even with new road improvements, traffic accidents on 620 and 2222 becoming almost daily occurrence.

We quite literally don't have the infrastructure to support 1400 residential units. As is there is back up getting to the Junior High and High School every day. Our roads can't support it

Overcrowding and quality of education at River Place Elementary. Additional apartments add an influx of children (that are often transient, not owning residents). This impacts our elementary school grade, and ultimately our property values. How can we help our schools prepare for so many additional children?

The County Should have brought us in early on the planning! This far exceeds every model for growth in this area! !

Traffic will be unbearable!

Putting such a massive development in this area will tax current infrastructure. Entrance and exit points will use 4 Pts Dr/River Place Blvd, which aren't equipped to handle the extra traffic; they're not even able to handle current traffic conditions! Furthermore, with it's close proximity, this development will disrupt the peaceful environment of The Preserve at 4 Pts--more people, cars, traffic, noise, etc. I'm fairly certain cars will eventually cut through my community to get around the traffic congestion, which will bring all that traffic literally to my doorstep. I would never have moved here had that development been already been in existence. Lastly, it's deceitful and underhanded for the developer to not get the proper zoning permit for this project. They cannot be allowed to get away with this!

The traffic and congestion is already a nightmare, deadly and very serious accidents are already at a high and this is right in the middle of three schools bring more risk/concern to the area. We are also in an environmental sensitive space and I can't imagine the massive negative impact to the community and environment this would bring.

Total disregard of residents input in the impact of this development before beginning work. As the only EW corridor connecting NW Austin area to downtown, RR2222 cannot safely handle the current traffic load traveling on it let alone the massive number of vehicles this development would introduce. Again there was flagrant disregard to the intention of the environmental zoning plan for this area, when the developers chose to have the area rezoned to Multi Use to meet their plan. And finally the traffic changes being made to 2222 are not sufficient to handle the current input of traffic on 2222 and siphoned onto 360 and MoPac, let alone the massive uptick from this project.

This project is using old 3M construction approvals and it is a totally different project.

Traffic on 620 is already terrible. Environment considerations are huge!!

We definitely will not be able to handle the safety and traffic that will come with this development.

Community Benefit

It is difficult to get retail and even professional workers in the area because they cannot afford to live here, and mass transit is non-existent.

Take the apartment building off of the table and stick to commercial development.

Why don't you let Karl take my four kids to school every day and see how hard the traffic is in and out of that stupid designer for points. If we could add another road there to help with the traffic between middle school and high school that would be ideal. Instead what they're offering is making a problem even bigger. Why would we do that? So he can make some money?

I am not sure if this is the appropriate venue or even feasible. However, I have been thinking about 2222 from the top of the big hill all the way down to 360. It would be great if we could advocate to beautify that stretch by creating a wide landscaped median with trees, grass, large rocks, and landscaped beds. Then protected turns into the few roads there (City Park, Jester, Bell Mountain, then the office building). This would obviously require widening 2222 to allow the median in the middle. Then add decent shoulders on the outside. I think it could be one of the most beautiful thoroughfares in Austin (a gateway to the lakes). It would encourage traffic to slow a bit bc the turns would be obvious, and it wouldn't feel so much like a racetrack. Thanks, Blake

I'm sure many have said before that it would be so nice to have even a small park in Long Canyon, so depending on how close it is to the neighborhood that would prob be the first choice. Close second though is the traffic of students and parents turning onto McNeil in the morning. I can't imagine how bad that will get over the next several years and would love for them to alleviate some of that.

GREATEST need by far: Relieve some of the 2222 traffic burden with a road in the back of the property connecting Leander ISD schools which has more than 3,200 students and more than 2,000 people who live in the apartment complexes with approximately 600 units.

Also, the community would greatly benefit from an amphitheater.. something different and fun.

None of these are acceptable trade offs for approval of this project. These proposals do not in any way compensate for their massive project. NO to cut through from McNeil. If you have been or have kids at that school you would understand. This will only make traffic worse. It was just recently improved after years of construction so the students, teachers, and buses could get in and out of school grounds in a timely manner. This would just have it go back to former nightmare of traffic. Living in Jester for years and having family living in Riverplace and on Riverplace Blvd and Four Points I have been through all the traffic nightmares. We don't need to add to them. There is currently a traffic project from Riverplace to 620 and it is already just horrible. Affordable housing is not appropriate for this area with no public transportation and very few opportunities for jobs. Those people are better served by being on bus lines. And currently no plans in the works to bring any mass transit to the west side of Austin even though our taxes are paying for transit systems built and serving other areas of Austin.

Traffic needs to be improved.

Multiuse space for restaurants and retail

Nothing do not build anything use the land for the High school that need infrastructure, we need Stadium for soccer and baseball in the area . Not Apartment

Allow the retail space and cut the number of apartments by over one half. Require sufficient "open space" for number of apartments. None of these "exchanges" are acceptable for this plan that is way out of scope for the property.
Traffic is my main concern. That area is already very congested and a development of that size would be disastrous for getting around
Restaurant options
Things MOST important to me are protecting our home property values and (connected) quality education for our children. River Place Elementary was given a B rating, directly related to test scores dropping. Many apartments already feed to RPE- those children come in and out of the school so our teachers don't have consistency- and our scores drop. How can we support our schools (and FPMS, VHS) and protect their success? This includes funding, sharing the burden with other LISD schools so it's fair, and infrastructure (ie. road to FPMS and VHS).
It's all about a lack of infrastructure and exceeding the capacity of all surrounding
Find schools and traffic, increase in taxes from more people and kids to go to school
Too many people in a small place.
To clarify on the funding traffic mitigation plans selection, they must actually build infrastructure to mitigate traffic. A mere plan won't see the light of day and is nowhere near enough; they can't just throw money at this problem and hope it goes away. As I see it, traffic will be an absolute nightmare as the only entry points are small one-lane roads. The left turn lane into the site on River Place Dr is extremely short and any back up there will back up the already large flow of traffic that turns left onto 2222. Add to this the fact that school buses use these roads as well and traffic will be even more congested. Furthermore, traffic will back up on 2222 up the hill because there's only a single tiny right turn lane onto River Pl Blvd for entry into the site. A road from McNeil to 4 Pts may alleviate a traffic entering the site but it could also cause more because instead of going through 2222 to 620, people will cut through using the new road, and vice versa. Again, 4 Pts Dr can scarcely handle more traffic and one of the exits of my community is at a blind turn on 4 Pts Dr. More traffic here will lead to accidents because it and the intersecting River Place. Lastly, if they're allowed to continue their development (hopefully not at their proposed scale), they need to benefit the community with one of the two park options.
This WUI area does not need anymore housing, as it will still add to the traffic load on 2222 and the likelihood of accidental fire ignition. An area that creates a large shaded fuel break to mitigate the spread of wildfire is critical in this area.
Traffic congestion is my primary concern.
Personally I feel this project is too large for the road infrastructure currently in place. Further growth to Austin should be limited to the ability to provide water and electricity. And then why build parks. Why not leave nature as natural as possible.
Traffic safety is my main concern and safety of current residents
There is ONE not so great four lane road from Four Points in to town, until a larger road is constructed this shouldn't be allowed!

Development Preference

I like answer one but not concerned about larger units like 5 story or so units. Traffic and lack of planning and exploiting zoning laws concern me

Definitely very worried about facility height

There needs to be a fraction of the 1,400 apartments that are in the works. Don't mind at all apartments for school teachers and first-responders but not sure how that can be pulled off. Would love that if that could happen.

Services that will enhance quality of life for the already crowded corridor. Schools and healthcare a priority along with civil use such as meeting rooms, both large and small and even small event center. 3M allowed their auditorium to be used for city council districts and other important meetings. Educational classes for children and adults that are non college type would be in demand.

Sport activity field

Would be great to have a mix like The Grove that includes permanent residential (townhomes, lofts) and rental apartments in addition to office and retail?

Whatever actually fits within the capacity of the 2222 620 to 360 corridor!

Whatever is built there should still have height requirements.

I would prefer that there be no building at all, but since one exists, it should be campus style.

Density commensurate with reasonable traffic and environmental impact. Apartments, office, and retail are fine if there are roads and green belts to maintain the quality of the area - which already seems to be straining at the seams. It will take commitment to more than just building the offices, condos, and retail stores.

Nothing. We don't have the roads to support more traffic

Comments

River Place 122 Responses (Randy J and Clarence)

Concerns

School overcrowding (does this go under quality of life)?
Feels like they are abusing the rules by not doing studies and by taking of greenbelt.
All of the concerns listed are valid and do concern me
this is the slow drip drip drip of building zoning and development change that eventually wears down the GOOD AUSTIN that everyone touts as this great city. It was established 50 years ago. This is how the ROT started and continues today to erode the city that was once a beautiful tree and CLEAN water characterized city. Now its unkept trees and brush to hide the debauchery and litter and homelessness and increasing dilapidation. NEW is not the answer. MAINTENANCE of the OLD with some new sprinkled in is the Answer. If you want stale unimaginative linear architecture MOVE SOMEWHERE ELSE.
This proposed plan is on FM2222 which is still designated as a Farm to Market Road. This road is extremely heavily traveled and the only way to access two Leander schools (4 Points and Vandegrift) as well as the only road into town/360. This road was never intended for the volume of traffic and cannot handle the volume safely. There are numbers accidents on this road due to the heavy congestion, speeds being driving and drivers being rushed (to be on time to school, on time to work, etc). The schools are already at capacity, so I don't think this is beneficial for our schools which are already at capacity. In addition, there is only one route into and out of the schools. For years, local residents and parents have been trying to get an alternative route into the school for emergency situations to no avail. Ultimately this negatively impacts the quality of life of all existing and future residents, ultimately making this an area that is no longer a desirable place to live.
We just upgraded 2222 for current population. Now adding this many units will make the new road as bad as it was before this was upgraded.
1400 apartments are just too much for the traffic and surrounding environment.
The planned development would be in gross violation of current zoning. My concern is that they will hire lobbyist and line the pockets of the city council with \$\$\$ and get the project rezoned.
Hard to respond to this survey because of the bias in the wording if the questions.
I have concerns with all the traffic this will bring into our community. The location is right next to the middle school and high school. There is limited public transportation access in our area and the traffic this new property could bring to our area needs to be studied as I do not think 2222 could support it.
I would love more retail. This area could support a mini hill country galleria type space with a big park or community place to gather.
We need to protect our environment as much as possible. We're overdeveloping our greenbelts and causing widespread harm as a consequence.
Traffic is already a significant safety hazard - Vandegrift has needed a back exit for years so this development as currently envisioned, will make everything (safety, traffic, quality of life, environmental) worse by 5-10x

I approve the development and encourage it
Nothing should be done with this development if it doesn't include a 2nd road to VHS
Wildfire escape routes are already non-existent for the school. Please research the Steiner Ranch fire and then think about the logistics of evacuating 3k students
We currently have plenty of congestion in the entire four points area & this will just add to that. It's dangerous for all the young drivers in this area and we already have too much housing without proper infrastructure and roadways. This is extremely irresponsible and quite frankly negligent on behalf of the COA that does not seem to care about this area enough.
This is so upsetting. This area can not support more housing like this. Especially on land that has been natural for years. 3M was a great neighbor and this development is all about money and zero investment into infrastructure
Today's laws should apply
By putting in the apartments, the surrounding schools will likely be overcrowded.
Water in TX overall is getting increasingly scarce. I'm concerned about overextending aquifers, and not sure the infrastructure will support the development.
I'm highly concerned about this project for all of the above reasons I've numbered 1 to 3 but the reality is I'm concerned about all of it the culmination of all of them directs us to the fact that we don't have the infrastructure to make this happen in a way that safe for traffic children Animals not to mention it changes the landscape of this area which is why the laws were put in place you can't take some thing that was studied in 1986 and apply it to our current situation with a much larger population in general and Austin and a really high population in the area that this is going to be built with Mini I'm dealt with issues already from this growth and adding on one more thing this huge is just gonna compile all of those problems we can ignore this for commerce
All you have to do is live in this area to understand why the Karlin project is too massive for this area.
I do not want my children to be in school with low income apartment kids
Zoning is a must if this is to proceed. This is too large for this area. Quality of life will be impacted! What a disaster for this area and proximity to schools.
The amount of traffic there already then coupled with the number of accidents adding 1400 apts. is going to get more people killed/ injured. Not to forget the HS and MS traffic is already a nightmare. The reason for adding the cut through to 620 was supposedly to help with existing traffic. Looks more like a money grab and without any logic. If I had known this is what they were planning, we would have sold and moved out of River Place where we have loved living since 1999.
I'm concerned about the amount t of traffic onto already congested roadways which are already unsafe.
The negative impact on our community is extremely concerning for the safety of all our children and the future of our community.

Impact on water and local environmental resources
My answers are all interrelated in that increased traffic, insufficient infrastructure and the change in zoning all lead to a decreased quality of life.
We need to take this opportunity to divert traffic on the backside of Vandegrift to reduce the congestion at McNeil and 222
Against conurbation of Hill Country, need to keep open spaces for respite. No local residents asking for this. Environment loss, traffic, noise, light pollution, lack of infrastructure to support this, so further development will be needed to support these plans. More schools? Believe zoning change is tip of iceberg.
The zoning change covers the environmental concerns. This opens the door to more density, more stress on infrastructure and higher environmental impact
Quality of life and disrespect for zoning laws
Any development over the recharge zones needs restrictions

Community Benefit

No more affordable housing in the Four Points area.
If you are going to do multiuse, do it well to make walkable and also have green space for all those people.
Traffic is my biggest concern. Especially getting out of the schools. We MUST have a quick through road from the schools to Four Points drive. A lot of students and staff live up 620. Our community is also in great need of little league fields for your baseball and softball. Playing fields are more important than just a pretty park.
If traffic mitigation issues can be resolved, Karlin should ensure construction of restaurants, outdoor facilities and limited retail space
REMODEL what you have and STOP trying to change everything to SUIT their own greedy selves.
Again, the biggest issue has to do with congestion and safety on our roads. Should there be a fire or other emergency and there was an accident on 2222 there could potentially be no way to access the schools. Honestly, the only mitigation thing I can think of now to help with the traffic into the school is some kind of fly over or possibly an underground bypass into the schools so that the other traffic going down 2222 can continue to flow. There also needs to be traffic barriers, lights reduced speeds and other safety measures built along 2222 to prevent tragic accidents near the hill/school area.
Scale down the project. It is way too big for the roads & infrastructure in the area.
Traffic
Build a park/sport facility for the tenants so they can have a higher quality of life
There should be NO compromise on the zoning and they SHOULD NOT be allowed to build this project.

More protected (non developed) green space in addition to parks and trails.
If I could select the road connecting McNeil all three times - I would as that has been a critical safety and traffic need for years.
A second road to the high school is a top priority. And not building apartments which will increase traffic
Our area was annexed by Austin, but completely ignored in terms of city services. We have no library, no baseball/soccer fields, no civic center, no post office or public bus service. And the city protects golden warblers over the very real threat of wildfire on our schools with one road in/out. It's criminal they will hand out permits Willy nilly without updating the infrastructure to allow us to escape wildfire hazards.
local roads cant handle more
The most effective measure will be to ensure the site is planned with appropriate standards with appropriate oversight on use / zoning and engagement with regional planners on traffic prior to approval.
We need another entrance & exit to the schools VHS & FPMS. It's dangerous & again irresponsible. It must be addressed before a tragic event actually happens. I definitely think we need more sports fields closer to our area as the growing population continues. I don't think a lake is necessary. Another idea would be a community center. The 2nd road is most important. Another idea would be to share this area with Leander ISD for classes etc.
If this develops we need significant areas left green. We also need funding for roads schools and infrastructure.
2nd Choice: Again, provide WATER!
This is a congested area already and public safety like increase crime and safety for kids getting to school is a real concern.
There has to be some relief in the traffic situation for this large of a project to be done and so we have to face those facts and fix them and have a plan to fix them before this gets out of control so having an extra road in the back that can get people in and out and off of the main cross roads having a plan in place to deal with this extra traffic and having those apartments and homes before people like teachers and first responders giving those people in those Civil service jobs an opportunity to have a affordable place to live that's nice.
The other things would be great if they have a park that is for people to enjoy that live in this area but who's gonna want to go over there if they've got a mess with the traffic and be with them bazillion people the point of living in North Austin is getting away from the traffic and the noise and the compacted amount of cars and people so I'm not sure there's any project they could do to add to an approval by the community over here but these are things that would I guess be helpful
Apartment kids bring down our school ratings
This area is seriously lacking in a good sports facility. We have many kids and no good field for lacrosse, baseball etc. Our kids have to drive distances to other areas such a cedar park. Also, we are desperately in

need of a library. This is an area with many many families. Just adding more homes will make an already heavily contested area, even worse, lowering the quality of life. Make this a desirable area to live, not one people want to move away from.

Traffic is already "horrible" during peak hours.

No f*ing apt buildings

There should not be apartments built there at all!!!

Safety is number one! We need to help traffic and with so many of our children traversing through this area we need to do better.

We can benefit from the development of bringing more quality businesses to the area we just need to provide more traffic access. Access from Vandegrift to Riverplace Blvd.

Retail (ie restaurants, outdoor stores, etc) instead of apartment

Full study on how zoning change will really affect the community going forward for support infrastructure, requirement for water, road widening etc for traffic, traffic lights, additional schools, etc, e.g. whether apartments two or three story is not the elephant in the room.

Greenspace and water conservation is top concern, but if they succeed in building, then much of the housing needs to be affordable. Lower density is preferred. Also, traffic diversion is important.

Pay to widen and build overpasses on 2222

That road has been promised and taken away from this community so many times. Having a safer way for students to travel to and from school would go a long way!

Minimize tree removal. Minimize impervious cover.

Development Preference

Campus style or offices/retail - no apartments

My second choice would be office only, then retail

I don't support additional apartments because they'll have a massive impact on traffic and may also lead to additional crime in the area.

repurpose existing buildings according to 2022 building codesr

REMODEL What they have for office space. The next thing they will want is a new giant office complex aft4er they destroy this one for all the people who live in this new one they are demolishing to build with new density. This is a death spiral and you all are falling for it AGAIN.

I believe that it could possibly be best utilized as offices, retail or campus style usage, since this would not negatively impact the number of students attending 4 points or Vandegrift. Again, traffic and roads would still have to be addressed, since this is all off a Farm to Market Road.

Not this many units by a long shot. This is adding too many people and vehicles when this area is already having trouble

Healthcare or civic campus would be great, also.

It has been fine as a commercial building. I'd prefer it stay that way as we currently have the infrastructure for a commercial building

none

I would prefer the density it is currently zoned for - R&D.

Offices only, no apartments, no retail

Again, too much bias in the questions to respond.

More restaurants and shops. I drive 20 plus minutes to get anywhere from river place.

Apartments will add thousands of cars to the 2222 intersections every morning which it cannot support given the traffic coming from all points trying to get to the high school or to work.

Both retail, offices & civic center structure. Campus style is a great idea as well.

No housing

Concerned with traffic

Would love to see an Art Park or Botanical Garden that would be enjoyed by all!

A park

None of these are good options. A park and trails would be ideal.

No apartments

Some retail, a library, parks, sports etc.

Lowest traffic impact on already congested area.

Green space; this area does not need more office space nor extra people, cars, etc.

A park for kids

Low density, ACC would bring something to the community for example.

Low density housing, not tiny boxes shoved together.

We are in desperate need of retail/food options out this way!

Comments

Jester 55 Responses Ron

Concerns

<p>This part of Austin is becoming very underserved for recreational facilities. For a footprint this big, and this dense, a 30-40 acre rec center should be incorporated into the design with amenities akin to Northwest District Park (pool, ballfields, tennis)</p>
<p>Project should not be allowed under current zoning. In Jester since 1991 and tired of all the growth on 2222/620. Already dangerous.</p>
<p>Traffic is so bad now getting to VHS, I can't imagine what it would be like after this is built.</p>
<p>Californians don't care about the quality of life that has been Austin for so many years. They only care about \$</p>
<p>Safety. Traffic is already terrible on this corridor. If we needed to evacuate from the schools, it would be near impossible. Plus this done in a sneaky and shady way. Not alerting residents. We don't need more apartments. Where are these new families going to go to school? Will other kids get rezoned out because of the 1400 families who are coming in?</p>
<p>Beyond the traffic concern with close proximity to the schools. I am most concerned about the safety in and around the schools with this much possible development. We chose to live here in no small part due to the schools and surrounding area. This development would be a huge burden with the already limited access to the schools.</p>
<p>I'm not sure I'm opposed</p>
<p>Should not be grandfathered in to avoid environmental protection laws and regulations.</p>
<p>Traffic will be unbearable with a project of this size. 2222 cannot handle it!</p>
<p>These capitalists need to pay the appropriate taxes to support the funding required to protect the surrounding environment, traffic, and community that they're planning to use for their own profit. Trying to leverage a loophole to put even more profit in their pockets is unethical.</p>
<p>The reason everyone is developing in Austin is partially because it is beautiful. This is a result of lawmakers and activists working hard to preserve green spaces and protect the environment unlike most other cities in Texas. That will all disappear and is already damaged by rezoning, not following environmental standards etc. This is a very important issue that will affect generations to come in Austin. The infrastructure is unable to hold what is already there road and traffic wise. This would deeply affect all residents from Steiner Ranch all the way to Jester Estates all along 2222. On an added note, this doesn't fit in culturally with the feel of this part of Austin. There are so many amazing spaces throughout town that are vacant and available to rent that could be well utilized for these purposes, and are already zoned as such.</p>
<p>Traffic Congestio with thousands of additional daily vehicle trips..</p>
<p>Having lived here since 2008 we have driven 2222 and watched the traffic grow. It has affected us all. Our travel times have increased and so has the danger of being on this road. I do not want to see it go from bad to worse and I'm certain these already difficult traffic concerns will be even greater with the addition of more apartments and development of this vast property.</p>

While not opposed to building the space out. Love the new modern look! This will definitely further congest an already congested area. I honestly will consider moving out of the area unless TXDOT/state decide to build out a major highway with no traffic lights. This will create horrible back ups plus they are also adding more apartments to the bypass lane not even a mile away from this site. A traffic study absolutely needs to be conducted and considered.

First and foremost is traffic. Adding 1400 residential plus more retail is going to make our already terrible traffic even worse.

The lack of proper zoning and impact studies is extremely neglectful. The result of this excessive project will be extremely impactful to the surrounding communities and those of us that drive 2222 on a daily basis.

I don't have a need to daily commute through the 2222/River Place/620 intersections, HOWEVER, traffic in all directions will be negatively impacted causing backups along 620 from 183 to 71. It's already difficult me to turn onto 620 from Little Elm Trail with current traffic. 620 and 2222 can't handle the additional traffic and there's no light rail line. Austin is still decades behind in infrastructure planning and development to support this kind of expansion that would inevitably add more traffic to an already stressed system.

Please, 4 corners is such a nightmare. If I want to get to the lake now, I try to avoid it.

Road Safety. This area has become incredible dangerous and unpredictable to drive in since construction began

Community Benefit

What good is a park you can't access easily? Project size should be severely limited.

There is way to much building in the Austin hill country and it is spoiling it's beauty

The best option would be to NOT put apartments regardless of additional amenities

I'd be okay with the connecting road if it does not impact any BCP preserve land.

No further development at back of property. No road from four points to McNiel.

Figure out how to handle the added traffic.

Lots of contribution towards traffic and road improvements/ expansion would be necessary. Contributions towards hiring added security in the area. Green space would be great, but currently in Austin, most of our green spaces are no longer safe places for people to go, especially women and children., because of the abundant homeless population as well as the lack of police and the rising population.

Honestly just care about traffic and infrastructure. A place the community can use would be a much better use of space BUT I get it. It's already being developed so that likely won't happen. Like I said before. Fine with whatever it becomes, hope there are retails places below but please consider traffic and congestion.

I don't agree on forcing developers to build green spaces (even though I prefer them), but I do believe it is necessary for the developer to do the traffic mitigation plans and build roads that will allow traffic to flow efficiently. Multiple ingress and egress options are always helpful. Sadly our City does not usually grant them.

Though traffic is horrendous in this area, I'd vote to provide affordable housing with capped increases or set terms for teachers, first responders, single parents, etc...If Karlin wants to profit off this community, then they need to be prepared to GIVE BACK. By giving back, I don't necessarily mean concessions for those who are fortunate/wealthy, but helping to solve critical community needs like school meal programs, school transportation, tutoring services, mental health services for kids/suicide prevention, scholarships, safety programs, funding school supplies, etc...all the things our state government has failed at providing as they put

catering to out of state business' with tax breaks above the needs of citizens. Be THE MODEL for other out of state business' who want to come to Texas. Set the bar and get some PR out of it while doing some good.

Dramatically reduce the number of living units

The problems will be the amount of cars added to the 4 lane section of 2222 and/or 620 during commuting times.

Work with the City to provide a public report on the impact AND MITIGATION for the impact on infrastructure (traffic, water, energy, sewage, air quality, etc.).

We don't have the infrastructure to support this development

Development Preference

Composition should be based on what the infrastructure can support. Limit traffic.

Parkland with trails!!

all restored to native forest

affordable housing

Whatever project that yields the least amount of traffic

Any of these options would be better.

Our roads and infrastructure can't handle any kind of development that will add a significant number of traffic to the area. Offices would be fine (usually traffic going in and out at the beginning/end of the day), but retail will have trips in and out throughout the day. The new retail section, where Chick-Fil-A is, is horrible and has made that section of 620 a nightmare to drive, much more congested, and much less safe.

A park!

Lowest density possible. In my perfect world, it would be one giant park with fountains, all greenspace, hiking trails, creative landscaping for gathering spots, etc. Our City is being inundated with growth and we are losing what made Austin beautiful. The last thing I want is another building and parking lot.

much lower density

Affordable housing and park space and walking trails. No offices or retail.

I'm not concerned with the mix, as long as the infrastructure is upgraded to support it.

Recreational

Comments

Westminster Glen 34 Responses (Tony)

Concerns

STOP WORK AND DO THE APPROPRIATE STUDIES. THIS WILL BE A NIGHTMARE FOR PEOPLE WHO LIVE IN RIVER PLACE.
This seems like it would create a major bottleneck for kids getting to the middle school and high school. Do the schools have the capacity for the added kids from this development? I would like to see environmental laws followed. This is supposed to be a RD or at least commercial development, how are apartments going in at all?
We just got congestion relief from the big 2222/620 project and we're already digging ourselves a new hole. In addition, the schools themselves in the area could not accommodate the large number of potential students this project would bring in. The high school is PACKED already.
All of the above!
Just drive around Austin and experience the traffic
This is very obvious we already have too much traffic around this neighborhood! Can't imagine what else could happen!!!
There is NO WAY the roads up here can possibly support the traffic this development will bring without ANY public transportation on top of it! This entire idea is CRAZY! 2222 was widened and is almost finished as it is. People do U turns in my apt complex (The Verandah) parking lot and right on 620 to go to The Trails at 620 and Chik-Fil-et already. We have zero APD patrols! Look at the number of DAILY accidents EMS and AFD respond to on any given day in this area alone. Someone's just greedy here and has lost all common sense!
It appears this proposed development is being fine without any regard to current zoning restrictions for that property. In addition, FM 2222 is already severely overcrowded and frankly dangerous. The neighborhoods that encircle this area, and Vandegrift High School will be negatively impacted by increased traffic and load on the environment. Finally, where is our City Council on this proposed massive plan. We the taxpayers and residents need to be involved and have our voices heard.
Safety/Security/Crime...
Traffic in this area is already a complete nightmare. The current massive road construction initiative isn't anywhere near being finished and has destroyed businesses in this area. This is one of the least safe roadways around and it continues to get worse.

Community Benefit

Honestly I would prefer that the land is used as intended, so no apartments at all or the very least amount of residences. Traffic is a major concerns as it effects commute times and school times. A through way to the school is a must no matter the plan.

Shaded running trails around the entire site and a lake would be a nice edition, like a small version of zilker park

I frankly believe that given the size of this development, ALL of the above should be required. Would be amazing to provide some affordable housing in the area esp for teachers/first responders, a park, and the second road, they are ALL ways to create a win-win for the developers and locals.

The number of developments out here is driving people away, we never wanted this level of density and traffic.

Seriously concerned about traffic and the kids getting to the High School and Middle School.

Small retail space and more importantly healthy food options. We do not need another fast food chain in our neighborhood!

Density equals traffic! The density in the Four Points area has already significantly increased traffic; therefore, we need to do all we can to NOT exacerbate the problem.

New water supplies.

I am not for this development. You cannot buy peace of mind.

I don't believe we the people who live here and will be affected by this plan should assume this is a done deal. We need to be organized and engage with City Council and developers before we talk about mitigation. A perfect example of this was residents. Including Greenshores, along City Park Rd meeting with owners of Solara Assisted Living project at corner of City Park and 2222 to raise our concerns with the project and ultimately to be heard and modifications to the plan made.

Development Preference

Office style with no residential or campus style. If residential must go in then less sqft and low height

I don't know all the answers but think a mixed use space ensures that there is a regular flow of traffic. I'm not opposed to some modest retail options in the area, we have more than we used to, but it's not a ton considering the number of homes in the area.

More like the Domaine.

2nd choice healthcare

This is an unacceptable development no matter how you slice it.

As is office building with massive preserve

Comments

Canyon Creek 34 Responses (Randy L)

Concerns

Impact to classroom density in local school system
With the recent 2222 improvements the roads seem to be able to handle the already increased traffic. I don't think there are options to further release any new congestion
All of the above are my top concerns.
No concern
I think as citizens we should encourage more homes/units to be built in order to bring the affordability of housing down, which is a major problem, and trying to stop it is a bit too bit NIMBYish.
It's a beautiful neighborhood with beautiful trail and greenery. Let's keep that intact. Also 620 is already a parking lot. State needs to 1st improve roads before building more
Traffic study must be done
No current zoning review and don't have infrastructure for such a big project.
This is extreme-development, harmful on so many levels, traffic, environmental, infrastructure all affecting our quality of life

Community Benefit

None of this is enough to offset the increase in traffic. 620 is already not capable of handling the current traffic. And there are already plans to add 4 new apartment complexes on 620. The only way in and out of this area is 2222 and 620. Lakeline Mall and Domain have multiple way to access.
Environmental impact need to be addressed. We need those green belts and reserves. I selected a park with lake but feel that 9 acres is not near enough.
If apartments have to be part of the plan, make it affordable housing.
I think they should focus on making the housing affordable for everyone and not just select few, and the way they can do it is by making more units so supply and demand will keep rental prices down
Don't build here. It's so pretty. Don't destroy it
Don't build this project here, at all!
I'd like to have seen this on the list: Bring in water from other regions or states to make up for all the water that the residents in this project will use.
There could be a happy medium, a park with trails but definitely no lake since we are in a major drought coupled with a small healthcare facility and civic building. No need for more apartments as there are plenty of vacancies at the existing complexes.

Development Preference

No additional density.
As designed or higher density
More park and recreation. Lake, trail, playground, greenery
They shud be allowed office/retail only if they build affordable housing. All housing built should be affordable, so people who work in retail/offices can afford to live there, this would also reduce traffic on adjacent roads. Mid rise 4-5 floors to increase affordability would be the preferred option.
I realize that this choice is most unlikely.
A park with trails only, a civic or healthcare center..

Comments

Shepherd Mtn 27 Responses (Mike and Marisa)

Concerns

Austin just continues to stack one big development on top of another until the city is not recognizable as being a lovely place to live
I drive to Four Points multiple times per week. What will the traffic and environmental impacts be?
This entire area has changed dramatically since 1984. The scope and intent of the new project is dramatically different than the original. To suggest that the original agreement with the city be honored is ludicrous on its face. They must start over using today's development code and standards.
We have to do everything we can to protect Austin's green spaces. Who wants to live in a concrete city? This area has been preserved--please don't let it go to the developers.
Traffic in general on 2222 and 620 is already terrible. This will highly aggravate the situation. Need a traffic study!
Green areas and wildlife impact
The developer is not 3M, they can't use 3M's agreement with city for anything.

Community Benefit

Multiple entry/exit points are going to be necessary to mitigate the density

Development Preference

Anything that will not negatively impact already bad traffic.
Would have loved to see something like The Crossroads up in cedar park off of 183A. Huge gym, sports facilities for about every sport imaginable, food trucks etc. our community would really benefit from it and it seems to be a big success up there. Opportunity missed.

Comments

Glenlake 64 Responses (Linda)

Concerns

<p>We do not need the additional traffic that would be caused by adding thousands of new residences.</p>
<p>All these pints are very important and almost impossible to choose priority or importance</p>
<p>We have to preserve the land behind 3M. If it is built on, we loose what is so valuable to this area. Also, the roads in this area have just been altered to help with existing traffic. This new development is going to set us back years as far as traffic is concerned.</p>
<p>It is just too much development for that already busy area</p>
<p>It's understandable that a developer would like to complete a project as quickly as possible, to lessen their risk, but they need to complete all the required stages with respect to the their final goal. It now makes sense why there is major demolition happening next to a glass wall being put up - compress the schedule in hopes of being too far along to change course.</p>
<p>see prior comment</p>
<p>I am not opposed to responsible commercial development. Adding 1400 apartment homes does not seem responsible for this area based on current traffic/safety issues and the fact that our schools are already maxed out with the student population. I would like to see more businesses in our area that the community can use on a daily basis. We are lacking greatly in services, dining and shopping options.</p>
<p>All of the items items listed above are of equal concern. The last three years there has been ongoing work on 2222 to 620 through this area to address the already dangerous and excessive traffic volume in this area and even with these improvements it has not made much difference. Adding an estimated 26,000 more car trips per day through this area is absolutely incomprehensible.</p>
<p>Changing this from a sprawling but peaceful R&D campus to a mini-metropolis will add a ridiculous amount of traffic to a far-overburdened, dangerous stretch of highway called RM2222. The line has to be drawn somewhere and this is it. This is the exact reason for the use of zoning laws in the first place.</p>
<p>We already have traffic issues in this area and there have been many auto accidents. This increased traffic will make this area unlivable.</p>
<p>I'd like the property owners to partner with LISD to figure out a long term solution / create a second vehicle exit for the middle / high school - increased parking the the high school would be a huge bonus too. Def need to have a plan to decrease traffic and improve the student experience and safety overall at VHS & FPMS and the surrounding areas. Maybe house ACC classes on the property instead of at FPMS? I'd love the property owners to dedicate space for a much needed FREE large indoor community meeting space for girl scouts, national charity league, river place student theatre, etc. It is so needed as RPCC will no longer accommodate pro-bono meeting space - especially for children.</p>
<p>This area has not been built with this scale of development in mind. It is not feasible.</p>

WILD FIRE EVACUATION!! Currant infrastructure would trap us all if we were trying to evacuate. There's only one way in and out
In all the years I've lived here, the city has never backed away from building plans even if neighbors object. Follow the money.
Our schools are completely maxed out. The traffic is horrendous. There are so many deaths on this stretch of 2222. The schools can not support more apartments, nor can't the roads
Description of project sounds like it would choke 2222 and produce more traffic on the already too dense 360 corridor between 183 and Ben White
This area is already too busy.
The traffic in that area exceeds the roadways capacity.

Community Benefit

The parks described above seem really specific. I think requiring some public green space is important. The exact details of that space does not seem to belong in this survey.
I really want not to have all the extra traffic ... traffic is bad enough as it is. If nothing can stop this please do everything possible to mitigate the disaster.
We can't clear any more land in this area! It is taking away what makes this area so beautiful!
The development needs to solve or at least illustrate the addition load on the infrastructure. (traffic studies, environmental studies) In addition adding to the well being of the community is a common, acceptable trade off. (parks, green space, affordable housing)
Very concerned about the added traffic impact. This area has been an easy shopping area for many neighborhoods. This many go away with increased traffic, longer waits at traffic lights, trouble merging; a more dangerous commute.
What about safety issues. The Domain has turned into a crime area, how is this mitigated in this planned area?
we need to maintain habitat with lots of green space.
"Affordable Housing" specific to teachers & first responders would be a yes from me. I know that many of our teachers are not returning to our schools specifically for traffic concerns and not being able to afford to live in the area. However, I doubt that is an option - it would be a generic Affordable Housing option.
Ideally a project of this magnitude should not be approved under any circumstances. When the original 3M plant was built, I believe around 1982, traffic in this are was light. Flash forward 40 years later and it is a completely different story. This project is about 15 years too late for the volume of traffic for the area.
Require funding for upgrade and lane separation of RM2222 for its entire length between 620 and 360, and flyovers at 360 and 620.
Ultimately I am against the zoning changing. I do not see any of these contributions making it acceptable to complete this project as they are planning.
Additional parking for VHS students / football games, classrooms for HS ACC students so high school students are not taking classes / space in the middle school

Inexpensive housing would be a very poor option. It is short sided to try and mix low income housing and high value homes so closely. That is a dangerous proposition which has been shown to have poor outcomes repeatedly.
Don't build it
Transfer portion of land to Balcones Canyonlands Preserve
Build places that support the existing community. The school needs an aquatic center. Our community would love a library.
First choice - curtail the massive scope of this project.
A builder adding people to an area should have to fund traffic improvements. We've finally got improvements and need them maintained
Traffic is a huge concern for this many apartments

Development Preference

It seems like this should include the option the developer is seeking as one of the choices.
Would prefer it to be left as open space or very low density low income housing.
The mixed use aspect is fine, but matching the current built environment would be ideal, 1-3 floors for offices, ground floor, walkable retail. 1-3 floor for residential, fully separate parking. Fully defined and support traffic and parking plans.
We need affordable housing in this area.
Whatever project would add the least amount of additional road traffic to the area would be best. This area of town is not designed to handle large volumes of traffic due to the limited number of usable roads in the area to get from one place to another and just poor road planning or lack thereof for this area in the last 25 years.
Honestly, would love LISD to purchase the space and build an amazing large Performing Arts Center, more gym space, a pool for the swim team, community meeting spaces -- build the VHS & FPMS campuses out more with lots of greenspace
Apartments would be last on the list.
Fine with high density housing - just need the supporting infrastructure (roads, parks etc)
Condos are great. The owners are invested in our community. Please do condos and retail and business and then community impact
Park/recreation space. This is unreasonable so 2nd choice is office/ retail so current buildings can be reused vs. razed.
This project should be smaller. I don't mind apartment and retail, just not that big.

Comments

The Preserve at Four Points 24 Responses

Concerns

We just finished years of construction at intersection of 2222 and RP Blvd and which is not near enough to handle this type of growth they are trying to sneak in! Lack of transparency, back door negotiations of the zoning and permit process wreak of corruption!
na
It seems big corporations just forcing their way...
The construction on 2222 has already made the RiverPlace Blvd to Four Points Drive "cut-through" a nightmare. We can't take any more!
Need more green space. less concrete and run off
Noise pollution
All for the development. But it seems like you're skipping a few steps and trying to get around things we also would value like the greenbelt and/or traffic improvements.
More California bullshit pushing it's ugly way into Austin. STOP this from happening!!
This project is an assault on our environment and it is not in keeping with the single family residential neighborhoods surrounding it. and it is
Stop NIMBYing.

Community Benefit

We need a 2nd road to the schools for everyone's safety
I don't think this project should be allowed, period.
A through road at the back of the property from McNeil to Four Points Drive is my exact nightmare - the roads over here can't handle that! There are houses and a fire station that already create enough traffic on these roads... and now, with the 2222 never-ending project, this area is already a nightmare!
Neighbourhood friendly is good. more green space and adequate drainage.
I think some important goals is preserving as much as possible and developing some public park space for use. I think it would be a great opportunity to turn the area into a pedestrian friendly community hub. All for the development, just concerned that they're skipping some steps (such as permitting and environmental and traffic studies) that would turn it into a less attractive/valuable version of what it could be.
This will RUIN the area and only cause more upheaval with congestion and traffic, and make the area unlivable!!!!
Do not go forward with the project. There are restrictions for a reason.
We need more residential density.

Development Preference

Unless significant infrastructure and road development is considered AND committed to for our schools and neighborhoods, nothing should be built
I'm a bit torn between Office/Retail and Campus-style. A better variety of food, bars, shopping would be nice... but not sure I'm willing to pay the price. I live here because I refused to have to drive on 620 every day. I don't want to see Riverplace/Four Points turn into 620.
none
Mixed used is great. Again, just concerned steps are being skipped such that things like a greenbelt aren't respected.
Nothing. This is ridiculous.
Lots of greenbelt, open space and parks
No density
Build UP for density.

Comments

The Courtyard 7 Responses (Denise)

Concerns

The applicant/developer's attempt to blatantly deceive the public and circumvent city regulations is disgusting and should be flatly denied by the City!

It's a concentrated area of child drivers and parents always in a rush to drop off or pickup kids from school that makes this particular area uniquely unsafe already. More drivers always means more accidents in an area already prone to many accidents.

Eliminating a greenbelt and energy conservative

This area is a nightmare for traffic already. No way it can handle that kind of new pressure.

Community Benefit

This project should be denied by the City! No amount of community benefits could or should justify it!

Karli should bare full responsibility for the build out of responsible infrastructure for water, electrical and additional roads.

Don't eliminate the greenbelt and preserve natural habitats for Texas wildlife

I think the they need to take the McNeil road at Vandergrift through to 620 as well as the end of Riverplace Blvd through to 620.

Development Preference

forest

I'm less concerned about density and more concerned about environmental impact. Work with and around nature. Don't just bulldoze over it.

The Lakewood 4 Responses (Denise)

Concerns

No comments

Community Benefit

Stop the project. there is salamander in the springs that is why canyon land preserve is akk around it

Development Preference

Adding apartments is adding to the already chronic traffic issues around Four Points. If Apartments are unavoidable, I think they should be more high rise with suitable parking garage to reduce the paving over of the green space / recharge zone.

Park

Comments

The Grandview Hills 29 Responses (Bonnie)

Concerns

Our schools capacity will be beyond maxed out as well.
Congestion is already way to much in the area to accommodate
I am particularly concerned about safety in regards to wildfire danger and evacuation difficulties
I am concerned by the density of this proposal and it's impacts on our quality of life which includes environmental stewardship, traffic, child safety and home values.
Traffic is already terrible on 2222 between Long Canyon and 620.
Any redistricting causes undue change to those in that area. Especially low income individuals.
There should be some sort of balancing with regards to growth. Unfettered, poorly planned, and growth for the sake of growth without infrastructure or environmental or long term sustainability is short sighted and doomed. Will there be enough water, what about impervious cover adding to the heat index and contributing to poor drainage, what kind of infrastructure is needed to support this level of density? I have yet to see where these kinds of developments work out well for the existing city and neighborhoods; yet, it does work out for the developers and those in their pockets.
Increasing the amount of available, affordable housing in Austin
This would be a disastrous move. It will chip away the very Austin vibe existing in that area, besides increasing traffic nightmare, congestion and overall downgrading quality of life
Whoever approved this / However it was allowed to happen their should updated processes to include the voice of the people, neighborhoods, businesses in the area, etc.. that will be impacted by such a mega development. In addition, for the size of Lakeline that was initially all open fields and the city/county have built significant roads to accommodate this mega space. There is literally no space and more importantly no plans to do this. And property values were not mentioned. Will these be affected due to the significant negative impacts. And lastly, there should be laws passed for any development e.g. < \$1M requires multiple neighbor meetings and legal votes to approved such a project. As an example, last week I was in Sedona, AZ. There are laws there to limit / restrict development. Austin does NOT have to approved every mega project in the city. It goes back to "What is our vision for Austin?" regarding land usage (what used for, now used, environmental impact, quality of life, etc.) How can we get these types of law on the books & who can lead this? More is not more. Do we want to become another Houston / Dallas & why? Austin has so much more to offer that is both tangible and intangible!!!
None - this is a great idea
I completely back the 1400 new housing units.

Community Benefit

traffic is a real concern
Focus on TRAFFIC, ROADS AND STREETS. NO MORE BULDING
Find another zip code in which to do this project
I would like much more green space but without athletic facilities, which will only increase traffic. I would also like a community library which would be free for all of us
This area would benefit immensely from a high quality sports complex for indoor and outdoor activities. We do not need a lake, multi family housing or artificial attempts at traffic mitigation. A sports facility complex is a major gap in this area.
It's time the land and people come first before a big corporation and numerous large businesses.
Traffic is a huge concern and the access road has been discussed and debated for over a decade. It's an obvious solution to one of the largest points of congestion. Another major concern is that we do not have affordable housing for service workers so small businesses in the area are struggling to find workers. Literally every restaurant is understaffed. Adding more retail without appropriate housing will simply exacerbate the current situation.
Don't build this monstrosity. What makes sense in terms of balancing growth with sustainability given the existing enviroment, weather, neighborhoods, infrastructure.
1st larger park with sport facilities = sport activities are ONLY for the community & city..... NO professional, semi-professional, college, etc. 2nd road at back of property = must be at least 4 lane with property turning lanes both left & right with traffic lights & possibly roundabouts. Build road for capacity that it will become in 10 years. 3rd affordable housing = excellent idea to share the many benefits of living and working in this area of Austin; and also greatly help those that are educating our future generation & continually keeping us all safe & alive.
They should be under no obligations whatsoever. Their money and their risks
Natural resource use also a concern

Development Preference

or commercial stores and such
A company that can use the space
A community use sports complex and park.
I don't have a strong preference on the solution. I believe one cause of the traffic issue is that residents currently must drive to Lakeline or Lakeway for most student activities (dance, art, sports, etc). If we had more access to activities within the community there would be less need to drive up and down 620 every day.
I have no issue whatsoever with fixing up the 3M building as offices, it's a complete waste to leave it empty and any impact this has they should not be held accountable for, the building is already there. Any net new items though I want properly vetted
Build to balance growth with sustainability given the existing environment, neighborhood, infrastructure, and water limitations.

I prefer a hybrid of 1 & 3... everything in #1 and also education healthcare & religious..... all limited to 2-3 story!

No concerns with density

Comments

The Steiner 170 Responses (Brian T)

Concerns

Traffic safety and horror
This project will completely overwhelm the infrastructure in the area that will require massive government investments and years to fix. The attempt to sneak this project in through existing zoning is nothing less than a massive swindle by the developer as they try to avoid paying for the true costs of their project.
The developers are obviously trying to conceal and obfuscate their real plans for this tract. We have NO idea what they really want, but we can bet that it will be FAR worse than anything they are saying right now.
The increase of traffic is a direct correlation / component to quality of life for me.
No consistent standard held with properties
I love that our area has had an increase in restaurants & other businesses in the 20+ years that I have been in the Four Points Area. However, our area is not equipped for an even greater increase in traffic from additional housing and businesses. High school & middle school traffic is still a mess even with the improved, widened roads. Traffic on 620 is terrible now...I don't see how our area can support any more traffic.
We must ensure the infrastructure in the area can support this plan. We need city planning.
This area, the impact on the school cannot withstand this many additional homes plus the development that is going on at the bypass
Don't know if traffic control was checked but traffic and environmental issues are my biggest concern
Our road infrastructure cannot handle current traffic and our schools cannot handle current student counts. Adding more apartments, more lights, more traffic, more people to this area is just not feasible without a complete infrastructure overhaul by TxDOT, LISD, Travis County, etc. If they are really able to move forward with this project without any new traffic, community and environmental studies, we will never get proper relief to this area.
I am worried about traffic and noise in the neighborhood
All five choices are top priorities for our community
Traffic is a nightmare as is without adding more.
Traffic to be generated by the size and use of the project. Office, retail & apartments!
I am concerned about quality of life! I am concerned about protecting the Greenbelt, with no substantive environmental conservation considered, making it a huge impact on our environment! This also increases my safety concerns for our surrounding areas.
Car accidents are a big problem on 2222. This will add to the problem.

The roads in the area are already at max capacity. Adding more volume without fixing the infrastructure is a problem. We need holistic planning to determine best use and environmental concerns.

This area should be preserved rather than make it another urban commercial center

This will have a MAJOR impact on our schools. How will you support LISD and work with them?

Hope the new development will bring with it new infrastructure improvements, business tax base, and workforce for local businesses

There needs to be no additional comment on traffic, this is clear to everyone. The 4 points area cannot handle any extra traffic or people, build the infrastructure then the housing

Seems like this project has been slipped in without enough input from the community

Massive traffic concerns & safety with so many young drivers

The traffic and getting kids to school is the number 1, 2, and 3 concern! I think a traffic study must be fine and also take into account all the inexperienced drivers who will be navigating that traffic to get to Vandergrift!

This intersection has been super congested until very recently when a bypass to FM 620 was implemented. The idea of 1400 apartments and retail/office space now added adjacent to our middle school high school and an already busy intersection seems like a completely disastrous plan for safety, quality of life in the area, and environmental protections.

traffic is out of control in this area already; there is not enough road infrastructure to handle this increase

This area needs to be protected- supporting 1400 residential units is not acceptable

Not sure that road infrastructure will support the plan.

Related to the other concerns, the sheer density of people this will add to the area will undoubtedly decrease home values in the surrounding area.

I'm very concerned about all of the above ; that area cannot handle such a huge project especially since 2222 cannot be expanded and should not impact the environment I fought to preserve in Austin in the 1970's! Traffic is already a nightmare in this area ! Karlin should be ashamed trying to hide facts from our neighborhoods on such a high impact housing and retail business ! What a sell out for greedy corporations

I am very concerned about the traffic to and from school as well as the quality of life of my kids sitting in that traffic when they're already spread so thin. We also want to protect the environment and moved from Washington DC 18 years ago to get away from this exact type of congestion. Additionally I'm worried about our limited resources, protecting the environment, safety, fire safety, I can only think of cons and not any pros for these new developments.

Do we even have the water supply for this many more people? Lake Travis is looking awful.

Our roads cannot handle the existing population, so we should not be adding to it.

More than ever, in a time when it seems Big government, federal down to local and Big corporate America is doing nothing but a money swap, wealthy making more riches while squashing those that don't have, with zero regard for our right to have an OPINION and CHOICE concerning own environment and quality of life.

You come destroy and leave the locals to deal with the aftermath, FOR LIFE. And, our despicable city council gets to take a few more vacations.
This area (River Place & Steiner) are already over built. Traffic is already too much for the infrastructure and this will make it intolerable!
More intersections and cars pulling out-- it's already a dangerous road for brand new teenage drivers going to high school. (4000 of them!)
Traffic is already a huge problem.
There seriously is no alternative routes out of this structure than 2222 affecting so many.
There is 0 capacity to handle additional traffic and development in the area.. You can't just keep building freely and expect a sustainable community..
Driving 2222/620 is already a nightmare to drive into Austin.
Growing too fast
620 let alone 2222 cannot handle anymore people. 620 needs to be raised and every time it's discussed the money gets reassigned to other projects. We have 3 more apartment complexes either going up or planned to on 620 right now, yet no additional capacity. Traffic is already a nightmare on 620.
Access to Vandegrift HS. It's already super crowded. They need to put another way in behind 3m!
A project this large would effect traffic at all times a day. If you drive 2222 during the day especially in the morning and late afternoon the traffic is overwhelming. The traffic from the high school especially at end of school day is horrendous. Has a traffic study been complete to see how this would impact our daily commutes. Having so much more traffic for not only the residential portion but also the office and retail will bring consistent traffic. It will impact the quality of life for all of us who travel and live along RM 2222. Please reconsider changing the zoning to something more comparable with the neighborhoods that are close to this area.
Too much traffic already. I've gone downtown at 7 am and the roads are packed... some teens waiting to go to Vandergrift for over 30 min. I'm retired but so many wiring people have to spend 2 hours out of their day to get to and from work Because of the difficult traffic. .
This much commercial space is unnecessary, especially with an expected glut of CRE. Traffic in the Four Points area is already untenable; this will only exacerbate.

Community Benefit

we don't need more apartments
Fundamentally, I don't think this project should be allowed. The infrastructure (mainly roads) just doesn't exist. Turn 620 and 2222 into freeways with access roads and then the roads would be able to support the additional traffic. Other than that, this project will turn the traffic in the area into a nightmare.
They should not be allowed to go through with this project as it stands, period. They should also be forced to pay for and build all road and infrastructure improvements before being allowed to build the revised, community approved project
They need to drastically scale down this project, and they need to pay UP FRONT for major traffic improvements that will handle DOUBLE their projected traffic impact (since we know that they will end up trying to do more than they are saying right now).

See previous comment on school and 620 traffic. Sports facilities would be nice as we don't have any nearby.
most concern access to site that causes more traffic near 2222 and bypass
Our traffic issues are already untenable even with recent changes. We are seeing continuing population growth without sufficient planning
Delay building until we take better care of what structures we have now
Build no apartments!!!
Traffic and road safety! We already have weekly wrecks in the area.
This area needs a performing arts center!
How will you be able to ensure a cap on peak hour trips?? The idea of meeting rooms for community and field usage is certainly desirable.
New road to connect the north end of McNeil to north end of River Place Blvd. Convert McNeil to 4 lanes, remove the roundabout.
None of the options above, just no more apartments/housing. Traffic is so horrible already!
Eliminating or substantially reducing the number of apartments would make the most sense! That combined with a traffic mitigation plan that provides safety measures for pedestrians including crossing FM 2222. With the apartments and schools nearby and the busy FM 2222 that is a necessity or there will be pedestrian/cyclist deaths in the future.
There must be an environmental impact study before anything is done. They must minimize loss of trees and destruction of sensitive habitat such as creeks. Half of the land should be set aside for green belts and left natural (except for trails) to minimize environmental degradation. They must minimize impervious ground cover to help in ground water recharging.
There's already too much traffic in this area and where's the water coming from?. We don't need a project this big in this area it will create more problems than we already have, don't build it!
Should not allow a zoning change in this area
Multiple ways to access takes pressure offer the idea of using existing roads
Building parks, facilities, or providing affordable housing is NOT the answer. Those items will only attract people and increase the density problem that already exists in the Four Points area.
Shopping and decent restaurants
There is NO way to buy your way outta this ! The traffic is horrid and 2222 cannot be widened and 630 is busting at the seams and 4pts dr is a tiny road unable to handle that amount of traffic ; the environment hasn't even been studied for Impact ; it is a huge fire hazard also ! How would that many cars of people escaped a fire with 2222 and 620 as only viable routes out safely
This is just another example of failing to properly build infrastructure while letting development run unconstrained. It's gonna be a disaster for people in their cars.
We are losing too much of our green space, which is the reason we live in the hills. A baseball park would be great as well, as our baseball clubs don't have a place to play.

Austin is already "too expensive" paired with our economy and all it's ripple effect issues, a minimum is to offer something for the struggling. I am still against any greenbelt development and depleting our water resources
First choice would be that it not be built at all. Local roads cannot accommodate additional traffic.
A road to vandegrift would help traffic immensely. Our community cannot continue to grow at this rate without infrastructure and amenities that make the increase in population and traffic worth it. We need these amenities closer to home of the population increases.
I don't think there is anything that can be done to stop this from being a disaster for present community. Very unhappy
The proposed plan should not be allowed, Current infrastructure cannot support something as large as Lakeline Mall nor that many more residences.
W have been battling to get a back road built for TWELVE YEARS.
Anything that is built will bring more traffic!! Park, sportsplex, retail, community anything ! Leave it alone!!
We don't have the safety and security for the schools (need road built), combined with traffic study and infrastructure assessment.
Provide for the already over taxed & barely able to live in Austin residents.
I don't think that a park should be required, unless it is part of proper "current" zoning/development.
Fund additional 620/2222 road expansion to accommodate the amount of people/traffic they are bringing to the area.
Traffic! I feel trapped in Steiner when traffic gets backed up.
The impact to traffic will be dangerous, and what if there is a another fire like in 2011 and we have added this many more people to the traffic.

Development Preference

Park and sport utility
Keep it R&D or convert to ACC Four Points. No more apartments.
They should only be allowed to revamp the existing campus/buildings
The 3M tract was originally developed as a relatively light usage of an environmentally sensitive area. We need to keep the impact of anything there as minimal as possible.
I think we can handle a small increase in population. Maybe fewer condos, some retail and park area or sport facility.
park space, multi sport complex
fine with mixed use if the right study is done
Until roads etc. is improved the population is dense enough

I don't even know, but something that enhances our community.
Give it to the Balconies Canyonlands Preserve
I'm not opposed to some residential but less density than discussed. Our roads/infrastructure are already maxed and there is talk of redrawing school boundaries due to high population density in surrounding areas. Our schools are not overcrowded yet, but probably will be soon.
Whatever will create the least amount of traffic!
Denser, 4-5 story condos, higher end restaurants, large cap businesses, similar to Domain.
Offices only. No retail or residential.
Lower density housing decreases amount of traffic on the roads
more food options
I think it is very generous of Karlin to even pause to listen given what (lack of) use restrictions 3M negotiated on the
Park, sports Complex, Trails
Provide a 3rd way out so our students can leave the area.
Open green space
Nature preserve, sports facilities
An affordable noninvasive low impact option that encourages keeping home & work together.
Lowest density possible
NO APARTMENTS
Park
Without housing apartments, this plan may work. Housing would bring too much traffic and strain on infrastructure
Please don't waste this opportunity to make this a NEW, old Austin! Put in as much Austin vibe as possible: outdoor plaza for local musicians to play live music, large trees, retail staples like Central Market and Tyler's and restaurants like Maudie's, Uchiko, Amy's Ice Cream. There is a lot of money in this area and people have a huge desire to live in Austin as it used to be.
Keep the 4 Points from becoming a permanent concrete, heat sink, traffic jam with hour a natural environment
Nothing religious
Nothing. If it has to be changed. — A park, trail A long time ago, there were stables that offered horse back riding.
Thank you for opportunity to give my thoughts.

This is none of my business, and should be developed under "current" zoning laws as the developer sees fit.

CRE is not needed in this area - there is already a glut in Austin

Comments

Greenshores 26 Responses (Pat Scott)

Concerns

Public safety concerns, water concerns, and traffic concerns related to a project of this size and scope
Given extreme risk of wildfire in the area and lack of road capacity and infrastructure, dumping mor traffic on 2222 would amount to a death sentence for surrounding communities because they would have no ability to evacuate in case of an emergency.
I don't have any concerns for this development and encourage the economic growth it will bring. How is it materially different from 3M operating the facility (which included chemical and industrial)?
Hard to pick just three. All are important.
Fire risk is a big deal
We are quickly running out of water for even the 1 million current residents, due to loss of trees, bushes and grass. The dry line is already east of the Highland lakes and unlikely to move west until downtown heat sinks are removed. This development will build a second heat island of buildings and parking lot and roofs and roadways. The Texas Hill Country is surprisingly fragile land and will be irreparable damaged by this large concentrated conglomeration of heat, dust, human trash and damage to the environment. It is the wrong time, wrong place and the wrong answer for new development

Community Benefit

Increase in traffic on 2222 is my biggest concern
Fund additional fire and police protection dedicated to serving the surrounding area.
Park would be nice. But it's their land.
Could not select traffic mitigation as my first choice on form.
Traffic has to be addressed. The traffic at that point is already a huge issue.
Environmental mitigation plans to reduce stress on the aquifer and fire risk
To grow the community by supporting local business we need more affordable homes. Traffic & infrastrucur needs to be considered, it's already taking me sometimes 45min to get to after school activities (one way) and I work and commute full time. Covid helped, but it's already getting back to not beeing managable and I simply cannot get to where I need to be in time. To grow a caring, successful, neighborhood that people want to call their home forever and keep diversity of age and cultures the plan for this developement just needs to consider those points and how it wants to be valued as part of the community. I'd love sports activities as well (we have 3 kids and miss non- competitive fun sports opportunities nearby) , however, as the YMCA is planning to come to four points it's not a priority for this developement in my view.
Park area will provide cooling rather than heating. Community use of current buildings would be compatible with increasing park development. There is little potential for providing large amounts of treated drinking water or waste water disposal. On site septic facilities are not appropriate for the higher density originally proposed. Aside from the traffic congestion issues, the carbon monoxide, carbon dioxide,

nitrogen and sulfur oxides are toxic to wild life as well as people, children and pets. Cars also add additional heating effect.

We don't need more development in the area and no new park would mitigate the additional traffic this project would create

Development Preference

Residential means a huge increase in rush hour traffic.

Don't develop.

Anything but high density apartments

Just leave it to be as nature centric as possible

Increase parkland around current buildings. Current buildings might be used for some ACC or other classes , rec centers or public meetings.

The old 3M site should just turn into a park

Comments

Monte Vista 15 Responses (Bill and Keith)

Concerns

The scale of this proposed development is disproportionate to the surrounding neighborhoods and seeks to impose its traffic and infrastructure burdens on unsuspecting citizens.
1. We need housing but project must incorporate some affordable housing; 2. Environmental & traffic considerations must be incorporated; 3. Change in zoning OK ONLY IF rules for appropriate zoning followed
620 and 2222 are already a nightmare to negotiate early morning and late afternoon. Adding a high volume of cars can only make that situation worse. I am also concerned about water availability as climate change creates more drought situations.
Not against R&D to Multi-Use but am against it changing without going through the standard development process and requirements.
We are already sitting in gridlock at various times throughout the day. It's almost nauseating to think of adding more!
Delays in commute are our biggest concerns.

Community Benefit

Not against development, but expect it to go through standard process and requirements without exceptions/grandfathering. These other items should come out as a result of this process.

Development Preference

I am not anti-development but I am committed to balancing property rights with rational limitations reflecting community concerns.
Minimize concrete and impervious ground cover. Minimize the number of vehicles on the site. Focus on walkability.

Comments

Westcliff 6 Responses

Concerns

This project is a complete change from the original project and needs to have all of the studies done that are normally required for its type and size.
Traffic is already bad in the area. This will make it worse.
The scale of this project is clearly about developer profits over the health and safety of our school students and their families. That much concentration of new development in an area that already suffers from too much congestion is simply irresponsible and not in the best interest of our neighborhood.
Traffic congestion paralyzing the area

Community Benefit

Each solution above has good merit. The basic idea is to reduce the density in a way that minimizes the negative impact on traffic, our award-winning schools and our children and our families. This new development has a responsibility to be a good and productive citizen example in our community, especially because of its size, the development should honor our highest standards.
Reduce the size of the development

Development Preference

I am okay with less dense apartments, office and retail, but ideally Campus-style would be the best.

Comments

The North West Area 23 Responses (Joyce, Ben and Charlie)

Concerns

<p>This area is already significantly congested at this intersection and all the others surrounding it. 2222 and 620 are two of the most dangerous roads in the NW area with just the amount of traffic on them now. Roads have JUST NOW been improved to handle "current congestion". Getting in and out of that facility on the existing ancillary roads would be IMPOSSIBLE! Please think this through with the overall picture of how this will negatively impact this area. People who moved out here moved to be AWAY from the congestion.</p>
<p>Would like to see plans that mitigate environmental impact, such as green roofs, no lawns, xeriscaping, efficient hvac, etc</p>
<p>It's taken YEARS to widen 2222 to handle the current traffic which still backs up. Adding 2000+ new cars to 2222 would be a disaster. Then you talk about 620. I don't want more people "cutting through" River Place to get around traffic.</p>
<p>I don't have any concerns</p>
<p>I don't understand why every property needs to be upzoned, to the point of making our city overcrowded and becoming unlivable.</p>
<p>No real concerns overall.</p>
<p>Increased density brings numerous downsides. Strains to our infrastructure, schools, traffic flow, and crime.</p>

Community Benefit

<p>A park for dislocated wildlife seems mandatory</p>
<p>None of these options are good options. A new park because of crazy traffic? A playground because HEB lines are forever long?</p>
<p>I'm concerned about the environmental impacts including what plans do they have for drainage and impervious cover issues.</p>
<p>Go away permanently</p>
<p>This sounds like political blackmail. Somebody has to give the "community" something to build on their land??</p>
<p>It's all about traffic and density. That many more people will severely damage the quality of life in the area. The project size needs to be reduced significantly for the number of housing units. The roads can't handle the traffic that is there now. Additional traffic cannot be added without major improvements to all surrounding roads, 620, 2222, Four Point, River place Blvd, the new Steiner cut through will need additional lanes added. The schools in the area are at capacity and can't handle additional students. There has to be a cap on the number of units a very very low cap.</p>

Keep it green
We do NOT need any more road construction in the Four Points area. Attempts at traffic mitigation (i.e., more roads, wider roads, cut throughs) make traffic WORSE for YEARS while they fumble and stumble to complete the projects.

Development Preference

Dense, low-environmental impact housing from sustainable materials
Apartments, offices and retail. I don't care how big it is. They need to make a profit and we need housing.
This site development was wrongfully held up over environmental concerns when 3M was building. Why not use
Keep it green as much as possible
A park
Something to serve the community, not burden the community.