

C1

*Statement from John Williams, board member of Park Springs Neighborhood Association regarding item # 1 on Austin Zoning & Platting Commission agenda for May 18, 2010 (CV814-2009-0094 - Whisper Valley PUD)*

Good evening Ms. Baker and Commission members. I am John Williams, a member of the board of Park Springs Neighborhood Association, which has been recognized and registered with the City of Austin since 1998. Our boundaries are US 290 on the north, FM 973 on the west, FM 969 on the south, and the Bastrop County line on the east. The Whisper Valley development is entirely within our association's boundary.

First of all, I want to express my thanks and appreciation to the developers of Whisper Valley and their representatives, who have met with our association many times during the past two years. They have kept our association informed and heard our concerns. I appreciate very much what they have done in response to our comments and concerns.

I am *not* here to oppose your approval of this PUD, but I do want to be certain that needed action – not just oral assurances or promises – occurs. It is essential that transportation/roadway improvements be made along with, not after, the development's construction. **You wouldn't allow such development without access to adequate water, wastewater, etc., and you shouldn't allow it without access to adequate transportation.**

As you know, Whisper Valley is a VERY large – indeed a huge – development. Alone, it is much larger in size than the Mueller airport redevelopment area. But Mueller already had transportation leading into and out of its area; Whisper Valley does not. As the map in your back-up material shows, there are only two roads bordering Whisper Valley, and they are both 2-lane roads with virtually no shoulders: FM 973 and Taylor Lane. **To say that Whisper Valley requires more area-wide arterial improvements than the Mueller redevelopment did is an obvious understatement.** Please note that there is not any direct connection from Whisper Valley to SH 130.

Compounding the problem is the fact that there are other planned developments – both immediately adjacent to and nearby (see your back up material) including Wildhorse Ranch, Indian Hills, Eastwood, Las Entradas and Wolf). **There is an immediate and dire need for area-wide infrastructure improvements, specifically transportation and roadways, to support these developments.** On your agenda tonight you will consider both Indian Hills (agenda item # 2) and the Wolf tract (agenda item # 8).

Last year you considered an application (C8J-2008-0048) for the Eastwood subdivision preliminary plan. You approved Eastwood's preliminary plan on July 7, 2009, with agenda backup material stating "the Developer has entered into a Phasing Agreement with Travis County". At that time, Park Springs Neighborhood Association wrote to the Zoning and Platting Commission making reference to the existence of a phasing agreement, and therefore no longer objecting to the Commission's approval of the preliminary plan.

Before you approved the Eastwood development you were also told that meetings were being held involving representatives of the Cities of Austin and Manor, TxDot, CAMPO, developers (Whisper Valley, Eastwood, Wolf, Las Entradas and Central Park) and Park Springs Neighborhood Association to discuss and address the area-wide transportation issues. Our association said then, and we repeat now, that a 'regional approach' to roadways within the City of Austin's "Desired Development Zone" is essential. We will say it again: **it is essential that the transportation/roadway improvements be made along with, not after, the developments' completion.**

I want to thank Whisper Valley's developer for its efforts to create a regional, coordinated approach to this issue including government entities (Travis County, the Cities of Austin and Manor, TxDot and CAMPO), the several developers involved, and neighborhood groups such as PSNA.

I also want to make it clear: our understanding is still that this developer, the City of Austin and Travis County remain committed to addressing the transportation issues as

development occurs, not waiting until after traffic has become gridlocked and downtown Manor strangled.

Again, I thank Whisper Valley developers and their representatives, staff of the City of Austin and Travis County for being leaders in helping to develop a regional, cooperative approach, but I must also restate our Association's position that we need a written agreement and insist on action, not just promises.

John A. Williams

Park Springs Neighborhood Association, PO Box 1008, Manor, TX 78653  
512-538-4576 or 512-278-1516