

From:
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(EXTERNAL) Mitigations for Project Charm and Timmerman 2020
Sunday, February 23, 2020 5:00:59 PM

Presumably, all of the addressees believe that they and the general Pflugerville community will profit from the implementation of Project Charm and the Timmerman 2020 initiative. That may well be true, but as always with such developments there is a price to pay. To date, however, the only people who stand to make a significant such “contribution” to the general well-being are the residents and property owners of residential communities near the proposed developments, and in particular those in the Bohls Place and Bohls Crossing neighborhoods.

It’s time for the rest of you to step up and make a contribution, too.

At its meeting on February 15 the Bohls Neighborhood Association (BNA) adopted the following resolution:

Resolved, that the Bohls Neighborhood Association adopts the following as the minimum mitigations to the Project Charm and Timmerman 2020 developments to insure reasonable safety, quality of life, and property value protection to the residents and homeowners of the Bohls Place and Bohls Crossing neighborhoods:

- Complete the planned extension of Pfennig Lane from FM685 to Pecan Street by the time Project Charm operations begin.
- By exception to city policy, do not extend Firebush Drive and Cosmos Way eastward beyond Plumbago Drive.
- Reduce the speed limit on Pecan Street between FM685 and the new intersection with Pfennig Lane from 45/50 mph to 30 mph.
- Aggressively enforce all speed limits on streets within and bordering the Bohls neighborhoods, and the “no trucks” restriction on Old Austin-Hutto Road.
- Implement modifications to the Pecan/Immanuel/Old Austin-Hutto intersection in order to maximize pedestrian safety, perhaps to include dedicated all-way pedestrian crossing periods, extended crossing periods, or additional lighting.
- Establish a green belt buffer zone bounded
 - on the south and west by the Bohls Place and Bohls Crossing neighborhoods,
 - on the south by Pecan Street,
 - on the west by Heritage Park,
 - on the east by a line parallel to the eastern boundary of Bohls Crossing and not less distant from that boundary than 300 feet, and

o on the north by the bed of the intermittent stream flowing from the low water crossing on Old Austin-Hutto Road eastward to the eastern boundary of the buffer as described above.

As you can see, most of these actions deal with traffic and roadways, and they are either already in some level of planning or carry little cost relative to the magnitude of Project Charm and Timmerman 2020.

The exception is the last one – the green space buffer zone between the Bohls neighborhood and developments to the east and north. This area of less than 30 acres is necessary to shield current residents from the augmented traffic, noise, and air and light pollution sure to be attendant to the new development. I have attached a marked-up satellite image depicting roughly the area involved -- buffer.jpeg.

BNA believes that it is only fair that the city, owners (including prospective owners), and developers associated with Project Charm and Timmerman 2020 work together to arrive at a meaningful plan to deliver on these mitigating activities, and we look forward to working with you in that direction.

Thank you for your kind attention.

J. W. Oelrich

Vice President and Association Advocate

p.s. **Ms. Madison**, would you kindly see that this note is forwarded to an appropriate representative of Amazon, or, all current rumors notwithstanding, the actual prospective operator of the Project Charm facility? Thank you.

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Bohls Neighborhood Association

Your representatives are:

<i>President:</i>	<i>Sandi Mota</i>
<i>Vice President:</i>	<i>Jon Oelrich</i>
<i>Secretary:</i>	<i>Rochelle Mask</i>
<i>Treasurer:</i>	<i>George Vande Werken</i>

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