

## Online Survey Results: Key Themes/Issues

(Qualtrics: Total Number of Surveys Completed: **973 Participants**)

### Goals and Objectives (Questions 1-2)

Top Goals (Selected Choice questions):

#### Overall Project (top 2)

1. Parks – improve community and environmental health through parks and open space.
2. Place – Serve the local and regional community with an innovative and mixed-use place centered on health and wellness.

#### Partnership (top 3)

1. Create opportunities for the enhancement of the SH 45 and SH 130 frontages and the integration of Panther Loop as a gateway
2. Pursue opportunities for long-term private maintenance of public parks and open spaces
3. Establish clear timeframes, responsibilities, alignments, and funding mechanisms for major transportation infrastructure to serve the site

#### Placemaking (top 4)

1. Ensure the Uptown District creates a “10-minute neighborhood”
2. Promote a preferred mixed-use, walkable location to attract national and international employers
3. Encourage innovative and sustainable development that resonates with current and future workforce environments
4. Establish policies for incentivizing superior mixed-use, commercial, and employment development

#### Connectivity (top 2)

1. Facilitate connected, walkable, and vibrant streetscapes
2. Ensure safe routes to school are provided in the design and location of trails and sidewalk connections

#### Parks (top 3)

1. Create a looped trail system within the parks and open spaces
2. Integrate a destination park that draws visitors from the region and is supported by nearby residential, retail, and entertainment uses
3. Support efforts to incorporate art into parks and open spaces

### Key Themes from Text Entries:

#### Sense of Place/Amenities

- Not enough restaurants, shopping destinations in Pflugerville to accommodate people/growth
- Opportunity to create a “downtown” area with eateries, bars, and shopping
- Desire for performance and market space within SF45 area
- Preference for local restaurants and businesses versus national chains/corporations
- Many comments pointed out that the project is an opportunity for more visitor/resident dollars to be spent in Pflugerville instead of Georgetown or Round Rock
- Interest in attracting visitors to Pflugerville from surrounding areas
  - As well as specifically drawing Austin-area companies, businesses
- The Domain cited by several respondents as a positive example of a destination with good access, walkability, and use of parking garages
- Interest in creating something unique to the place that surrounding cities don’t have, such as a zoo or destination park
- Walkable, vibrant streetscapes
  - Sidewalks that can accommodate outdoor space for dining
- Creating a retail destination, other than existing Stone Hill Town Center, to serve the area

- Stone Hill mentioned by many as not having enough restaurant or entertainment options to serve a growing Pflugerville
- Community opportunities for cooperatively-owned small businesses

### Land Use

- Many concerns about multifamily uses (and additional homes in general) as increasing traffic impacts, affecting home values, creating more density than current infrastructure can accommodate
- Regarding “commercial” land uses, several comments specifically preferred restaurant and small storefront retail over office
- Questions about why the site is to be developed versus remaining a greenfield
- Sentiments that industrial/factory/distribution building types are already overrepresented in the area
- Some desire for more sports facilities like ballfields
- Comments about too much of the site being dedicated to parks or recreation given potential benefits to taxpayers (“highest and best use”)
- Some comments wondered about school impacts if an influx of additional residents

### Transportation & Access

- Pedestrian routes across SH45 and SH130
- Many concerns across respondent group regarding traffic impacts of future development, and consensus that traffic is already an issue along the site’s edges
  - Including traffic coming south along SH130
- Completion of SH45 frontage roads to ease traffic pressure on toll road
- SH45 development seen as leveraging opportunity to address traffic backlogs at Kelly Ln and 685, 685 and Gattis School Rd, and an exit for Rowe Ln to the west
- Desire for traffic to be diverted from Heatherwilde Blvd
- Desire for transit and mobility to be considered as part of the plan
  - “transit-friendly development”
  - More walkability and bicycle infrastructure
- Ensuring accessibility (ADA) is considered throughout site, including building and sidewalk access

### Parks & Open Space

- Concerns about loss of wildlife habitat resulting from development of the site
- Opportunities seen for partnership as creating a large park and trail system
- Many concerns about development immediately adjacent to northern property line (and existing neighborhoods) and desire for parkland as a buffer/transition
- Some respondents expressed that there are already enough parks for the area
- Interest in community gardens/urban agriculture within the site
- Accessible grades and accommodations within landscape for those in wheelchairs, assistive devices, and with visual impairments
- Large-scale playscapes for families
- Interest in a dog park, specifically
- Several comments about a desire for shade, tree canopy

## Alternatives Scenarios (Questions 3-5)

### Land Use

- **Preferred Scenario: C**
- Scenario C largely preferred due to mix of land uses, large park space
  - Minimizing warehouse/industrial space; more retail
  - And its attention to more user groups rather than just businesses
  - Comments preferring large destination park that echoed earlier comments about attracting visitors to Pflugerville, creating “downtown” place

- Seen as least disruptive to existing residents
- Some respondents appreciated that Scenario C flanks the large destination park with housing, while keeping office and warehouse closer to the surrounding highways

### Transportation

- **Preferred Scenario: C**
- Scenario C preferred because of length of shared-use path, use of connections to 45/130
  - Desire for more shared-use travel options for those that don't drive a car
  - Some concerns that additional connections to SH45 would slow traffic and cause congestion
  - Support for idea of Rowe lane as a continuous connection through the site with changing views past the park, etc.
  - Seen by some respondents as a less complicated option

### Parks

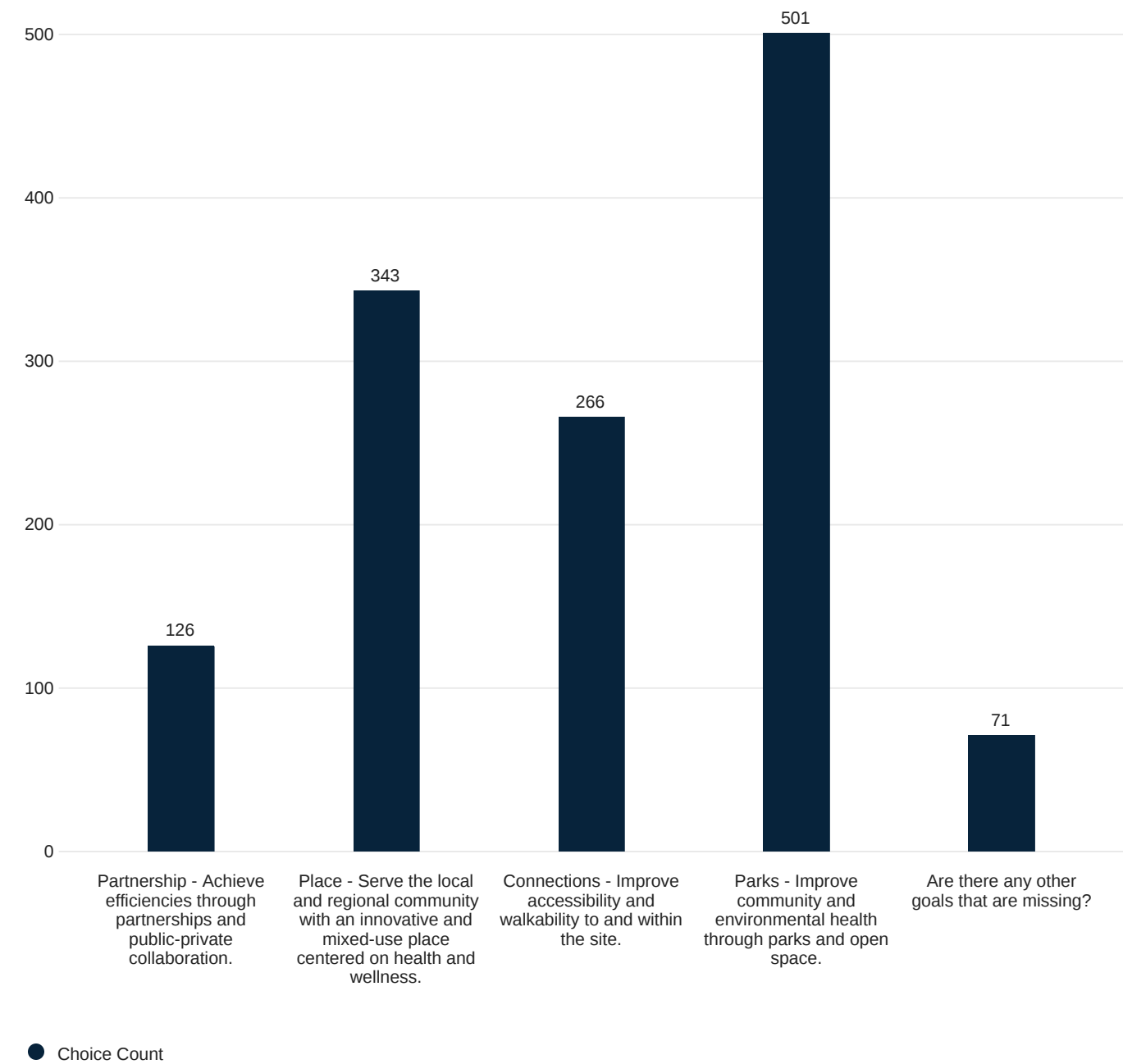
- **Preferred Scenario: C**
- Scenario C preferred due to large destination park, system of trails and paths
  - Respondents appreciated that location/size of regional park made it accessible to more people
  - Some respondents also said that additional parks should be added to other parts of the plan
  - Several respondents appreciated the Scenario C park's use of existing natural features
  - Comments expressed that a large, regional park would be a welcome change from the dispersed, small parks already existing within various subdivisions in the area
  - Desire for trail/path connections to other areas of Pflugerville

# SH45 Small Area Plan - Workshop 1

## Qualtrics Survey Results

Q58 - 1. Which SH 45 Small Area Plan goals are most important to you?  
(Select up to 2 goals) - Selected Choice

737 Responses



## Are there any other goals that are missing? - Text <sup>\*</sup>

preserve space for wildlife

Sit down restaurants with open outdoor seating, areas for children to play, space for local music.

More stores and restaurants. No one is going to walk anywhere in Texas...

There is so much where housing development in this area please put some thing interesting and inviting to counter act all these office parks and warehouses!

Proactively create adequate roads into, out of and around that intersection to not further worsen the congestion already at that intersection.

Security and police patrol. Also, people love to speed and throw trash along peach vista. Concern as peach vista is a school bus route and saw it as a possible street connection. Heatherwilde blvd currently has a lot of backup traffic as it turns into red bud lane

Restaurants or Trader Joe's!

Connect the feeder roads on 45!!! Make sure traffic and noise isn't polluting that area more. Keep it scenic, add restaurants with outdoor spaces & music

cultural integration like asia

Proposing any more commercial warehouse space in this area makes no sense. There are already several developments going for commercial warehouse space in Pflugerville with tons more space available along SH130.

Adding commercial traffic to the 130/45 intersection and surrounding access road will make the worst intersection in Pflugerville even worse.

In addition, there are no nice shopping and dining options in Pflugerville. Stonehill is full of fast food and a handful of local restaurants that is no where enough to satisfy the demand of residents.

Pflugerville has been discussing for almost 10 years a large mixed use retail/shopping/dining location similar to the domain and instead has just kept adding warehouses and commercial.

This area needs to focus on consumer retail and dining and significantly improving the infrastructure to support the ever increasing traffic and population in Pflugerville

There was a lot of "office" and then "office/warehouse" space on all 3 plans. It would be nice to have more retail, more restaurants, more places for family to gather rather than just more warehouses/storage facilities. The traffic is all so horrible in this area and I didn't feel like there was really much improvement there, with the exception of the Rowe lane extension (which would be great if done correctly)

<sup>\*</sup>Summary and highlights of comments received.

Rowe Lane Extension across 130.

Pflugerville is in desperate need of sit down type restaurants. Most everything is Stonehill is fast food. Driving into around Rock is a pain.

Restaurants, need restaurants. Not enough in Pflugerville to accommodate all the people/  
growth. No more homes or apartments, please.

More shopping.

Add additional turn lanes at intersection. So cluttered.

Walking connections to other side of SH45 and SH130

It needs and open amphitheater or concert venue that also allows for a market.

No more chain "big box " companies.

Protect the investments of current residents and keep them in mind when planning. No homeowner wants an apartment complex staring into their backyard. Keep their privacy, safety, and comfort in mind when carrying out your plan. Treat it as if it were right behind your house. What would you want?

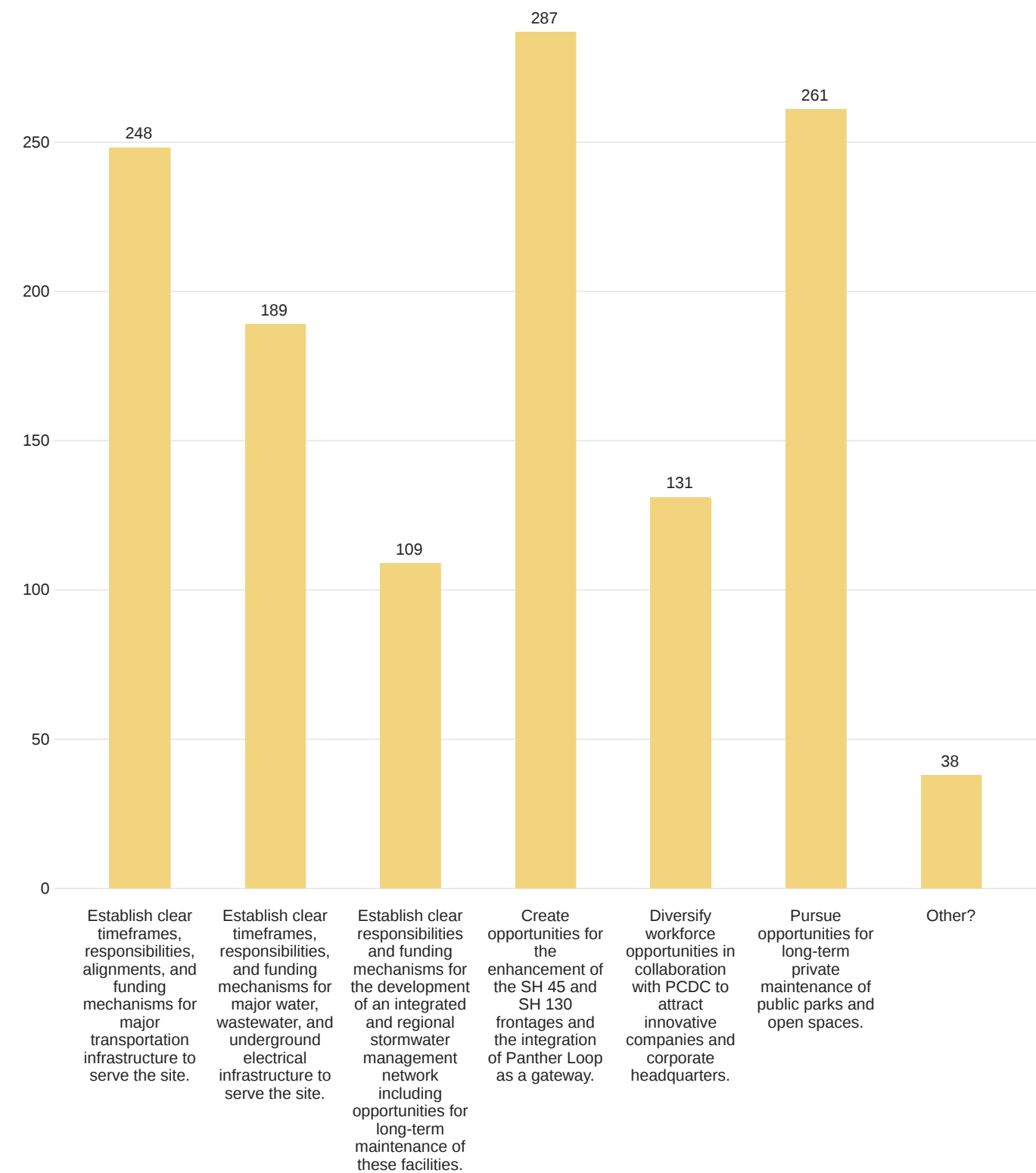
Fix all the roads.

We need a downtown with lot of eateries, bars and shopping.

\*Summary and highlights of comments received.

Q60 - 2a. Which SH 45 Small Area Plan partnership objectives are most important to you? (Select up to 3 objectives) - Selected Choice

542 Responses



Choice Count

## Other? - Text<sup>\*</sup>

The partnership objectives to choose from are clearly driven by politics. Use the space to give back some thing to the community that pays taxes. Screw TxTAG!

Using the space to preserve old Austin through one of its top sports: roller derby and skating. Skating became so popular during quarantine and covid and derby has seen a HUGE surge. Austin brought it back in 2001 and has since been home to it. With the tech development, all of Austin's actual culture that it's known for is dying or being priced-out. Make a community space and a park with this land.

Extend Rowe Lane and create an over pass

Additional restaurants

keep large companies and corporations out allowing for small business owners a chance

None of these priorities are particularly great. Establishing responsibilities and funding for obviously required infrastructure such as transportation, water, and drainage are fundamental parts of planning and building not priorities for residents.

Transportation and road infrastructure is obviously a problem at this intersection and basically all others in Pflugerville from Gattis School to Pflugerville pkwy.

Attracting business is fine, but there are plenty of other areas to attract them. If the city would have completed the project south of typhoon Texas for a similar area you would already have that. In addition Amazon is already demonstrated that there are areas in Pflugerville for business to reside that is not here.

This area should focus on building business and resources that will attract consumers from the surrounding area but more importantly retain existing residents. The amount of revenue that leaves this city in dining alone to surrounding cities like Round Rock and Georgetown because Pflugerville has almost nothing in comparison to those cities is probably enough to pay for this project.

People love living in Pflugerville but hate that they have to drive easily 20+ minutes or more for their favorite food and shops.

Schools if additional residential is being built and roadways are most important

Fill the space with an area that is pleasant to the eye, easy to access, and draws local Austin area companies, restaurants and businesses.

Fix the damn roads we are already paying interest on.

Create partnerships with local businesses and not chains.

<sup>\*</sup>Summary and highlights of comments received.



Leverage project to improve the current traffic backlogs at Kelly Lane & 685, 685 & Gattis School Rd, provide a toll exit for Rowe Lane (west). This new development will add more traffic to an already overburdened area and we hope we can leverage this opportunity to improve things Vs further burdening them.

I think Free/open space is more important to this area than creating more developed land use.

Please ensure proper traffic flow and backup options for when accidents shut down the Kelly Lane and 45 intersection as they often do.

No apartments

Ensure Transit and mobility have been considered and are part of the plan for this development

Move city hall there instead of "extending" downtown, which it doesn't because of neighborhoods and a church.

Reducing traffic and the commute time through Pflugerville

Parks and open spaces! America has a mental crisis. Water and nature is calming and soothing to the soul.

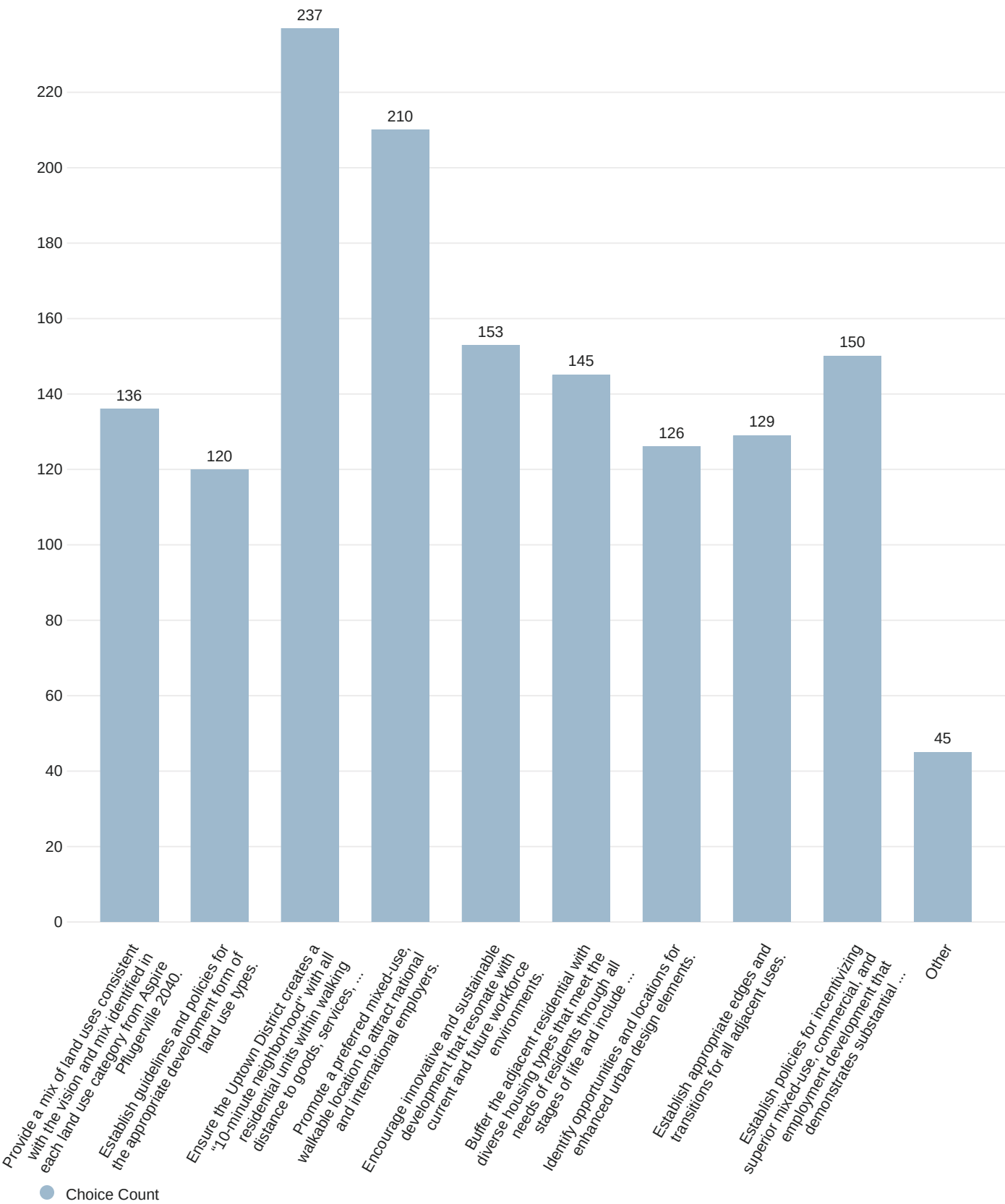
How about something no other surrounding city has. How about a Zoo? Maybe another lake.

Retail development

\*Summary and highlights of comments received.

Q98 - 2b. Which SH 45 Small Area Plan place-making objectives are most important to you? (Select up to 4 objectives) - Selected Choice

528 Responses



## Other - Text \*

Make intentional outreach to get input from all demographic groups on the past forward.

oh no, yall are putting apartments here aren't you??

Preserving Natural spaces and habitats.

Build an indoor sports complex to help Austin -area folks beat the heat and skate, do indoor soccer, etc.

Avoid multi-housing units (aka apartment buildings & townhomes). Don't make decisions that will turn Pflugerville into a North Austin.

We need more restaurants and music spaces close by. We want to spend our money in Pf but y'all make it really hard when we have nothing over here. How is hutto getting everything at 79???

Be considerate to what originally attracted people to live in pflugerville... family style, open land (not concrete jungle), we don't need to be attractive to everyone all over the world (there is enough of that nearby), we need to be thinking about the people who live here.

Parks at 15% from Plan-C, multifamily 13% from Plan B, retail 6% from plan C, medical 9% from plan a, office warehouse prefer none as we have too many or plan C at 7%, office space at 14% from plan C or none.

No more industrial/ factory type buildings. They are so ugly and not attractive. Popping up everywhere in our area. Just terrible.

Promoting open space

Not a "domain" #2

None of the above

Parks. We have an endless sea of rooftops. A large park space would benefit everyone.

How about a smaller version of the Domain in this place? That would be awesome! Hopefully it would increase the appeal of folks to live here and visit here. Bring revenue to Pflugerville. Make Pville COOL to live, visit and spend \$.

Road construction and lane addition is a must

No more mattress stores.

Establish Transit-friendly development (as opposed to car-dependent)

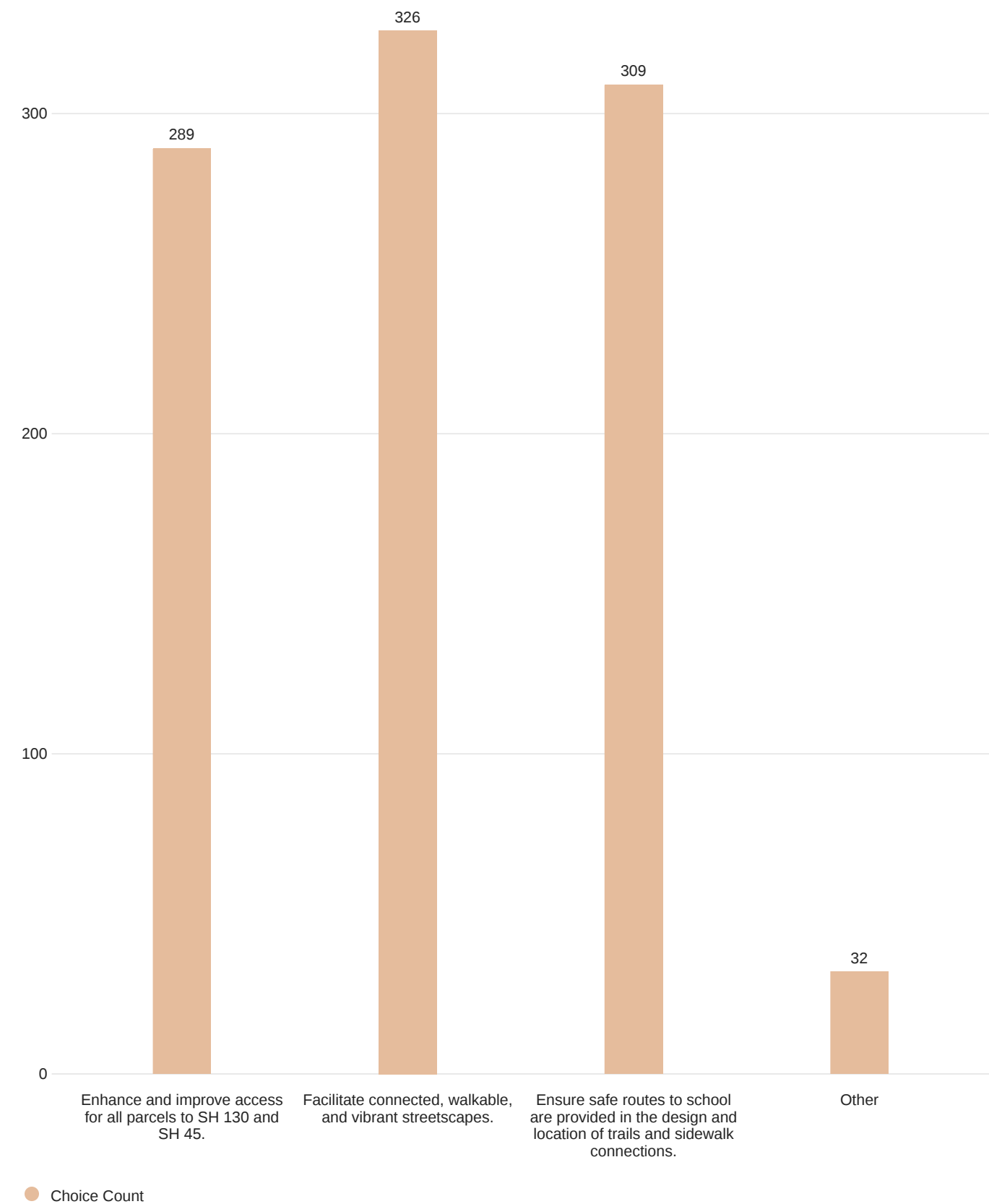
Extend the road for that intersection.

No multifamily!

\*Summary and highlights of comments received.

Q104 - 2c. Which SH 45 Small Area Plan connectivity objectives are most important to you? (Select up to 2 objectives) - Selected Choice

535 Responses



## Other - Text \*

That intersection (particularly southbound 130 access road) is one, if not the, worst in town. Anything placed adjacent to that light should consider the impact it will have on all traffic at that intersection.

Mitigate the impact of the extra traffic on the existing surface streets around the parcel. We already have traffic issues.

Connect the two sides of Rowe Lane with direct, continued access over Tx130.

Rowe lane

Buffer the adjacent existing residential housing area with a greenbelt

Restaurants and outdoor spaces for music.

The road infrastructure in this part of Pflugerville is already overloaded, you already know this. No one wants to be stuck on the access roads as it is and it's only going to get worse.

This should already be a clear priority.

Walkable and vibrant streetscapes should be designed throughout the whole area.

Sidewalk cafes. Ensure sidewalks are large enough to facilitate tables, overhangs to protect from the elements, and outdoor spaces for restaurants.

Proper sloping and landscaping for people in wheelchairs, visual impairments, and using assistive devices

Please help congestion at Kelly Lane & 685 and 685 & Gattis School Rd.

Create and establish a transit system!!

Road maintenance

Ensure accessibility within the space that adheres to ADA accessible sidewalks and building spaces

Build the roads necessary before building anything.

Take into account the increase in traffic to existing roads such as the northern part of Heatherwilde into Red Bud.

Nature! Trees, grass, ponds or a lake.

None! Build along SH45 and nothing else!!!

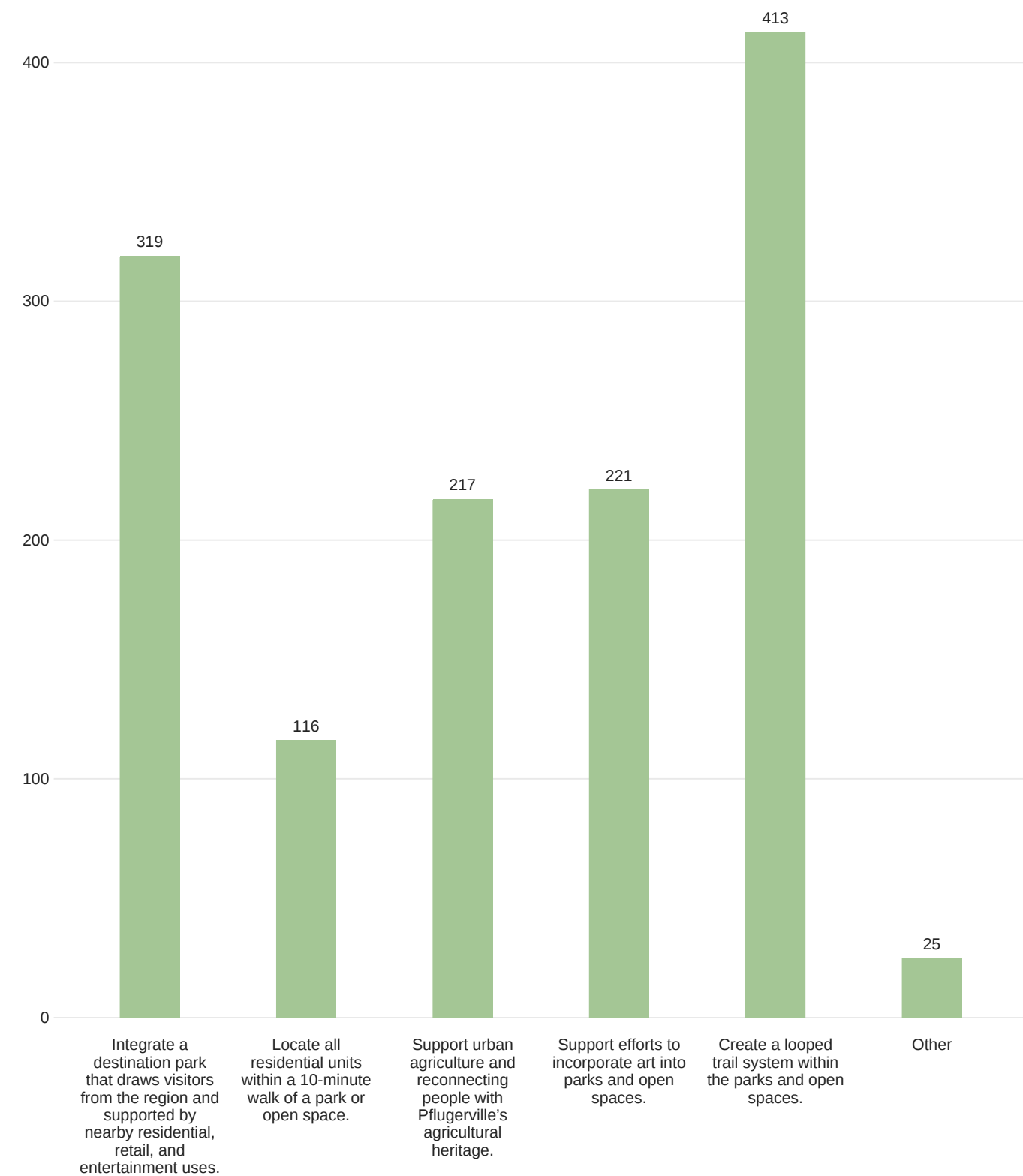
More park with large playscapes for families.

Make walk/bike lanes where they won't cause traffic backups. At the Domain, traffic will back up into busier lanes while pedestrians groups walk through intersections.

\*Summary and highlights of comments received.

Q101 - 2d. Which SH 45 Small Area Plan parks objectives are most important to you? (Select up to 3 objectives) - Selected Choice

539 Responses



● Choice Count

## Other - Text \*

It would be amazing to have something like Mueller Lake Park and playground for the community.

Create an accessible park - which Pflugerville lacks.

Talk to the local roller derby team. They are putting together a plan and are experienced in bringing thousands of people to an area for practices, games, and fundraisers.

Support organizational efforts and continue to build community partnerships with local non-profit environmental organizations such as Audubon Society, Austin Wildlife Rescue, and NRPA

We don't need more pocket parks. Create space that adds value while generating revenue

Make sure other surrounding areas / trails / parks are connected to this area

It would be nice to have a community garden area. Lots of trees should be planted throughout the area. All the plans need more green areas.

Lots of green space and trails!!

No more parks. There are multiple parks in the area, not to mention the one on Kelly Lane that is already planned and funded

Paved and shaded trail spaces for people with mobility impairments

A dog park. Our current dog parks are lackluster. I go to Georgetown every weekend and spend money up there after on coffee and food because our parks can't compare

Less concrete please. We need more greenscapes. Seeing all the concrete warehouses on 45 is ugly. Please do not replicate that in this new space. Beauty / nature please.

Baseball and Softball fields with lights

Make a park as a buffer between existing residential and new development

Parks- no retail. PF has enough places to shop.

Another lake. Wildlife area

Less retail and homes, more nature park space.

We have ample parks already



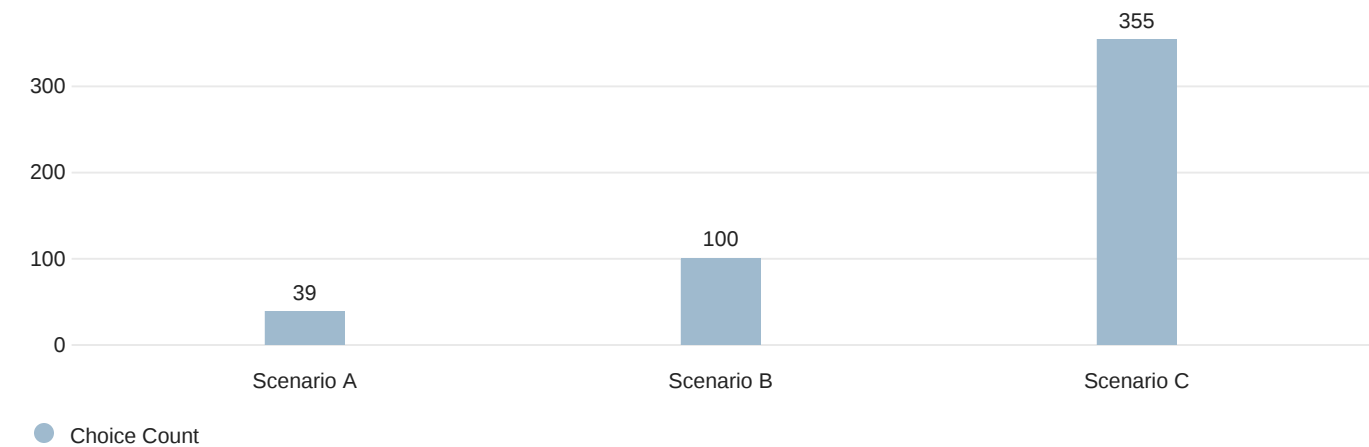
As stated earlier, I want a park with fences toward existing houses and don't really want to encourage a lot of people to go there.

Everything needs shaded canopies

\*Summary and highlights of comments received.

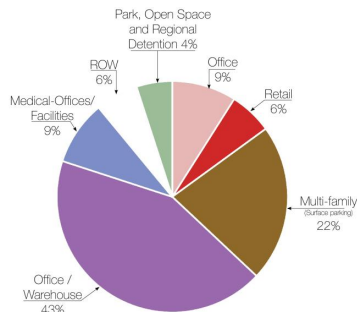
# Q83 - 3a. Please review the land use scenarios and select the one you feel best achieves the project goals.

494 Responses



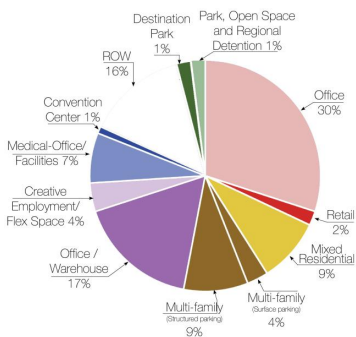
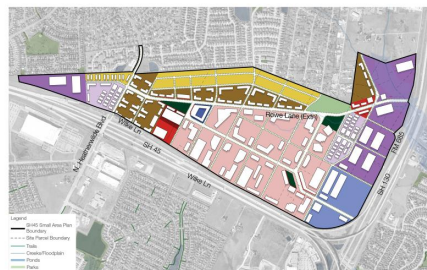
## SCENARIO A

Scenario A assumes minimal cooperation between adjacent tract owners and limited coordination on infrastructure with the City. This scenario reflects the land uses of which the City has seen the most development pressure. Most uses shown are not permitted by right under the current zoning (CL4 and CL5) and require a specific use permit (SUP). Land uses in this scenario are more separated and industrial dominates the SH 45 frontage.



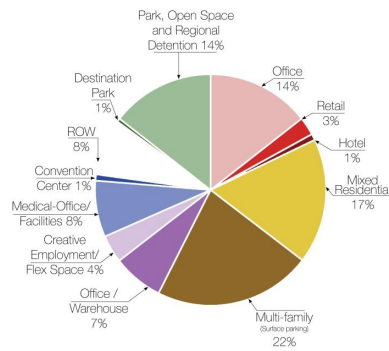
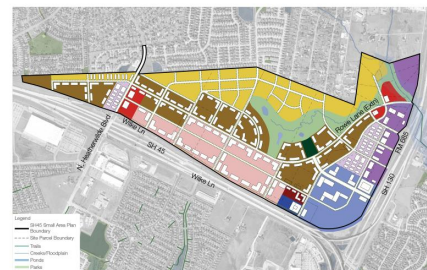
## SCENARIO B

Scenario B includes three primary destinations and activity centers connected by a network of green streets. This scenario imagines a more urban site with predominantly office-oriented land uses, including a large, corporate-style office campus making up a majority of the SH 45 frontage. This scenario envisions buildings fronting onto public streets with parking to be less visually dominant along the streetscape. The scenario includes four parking structures to create more density internal to the site, which can support the mixed-use nature of the site.



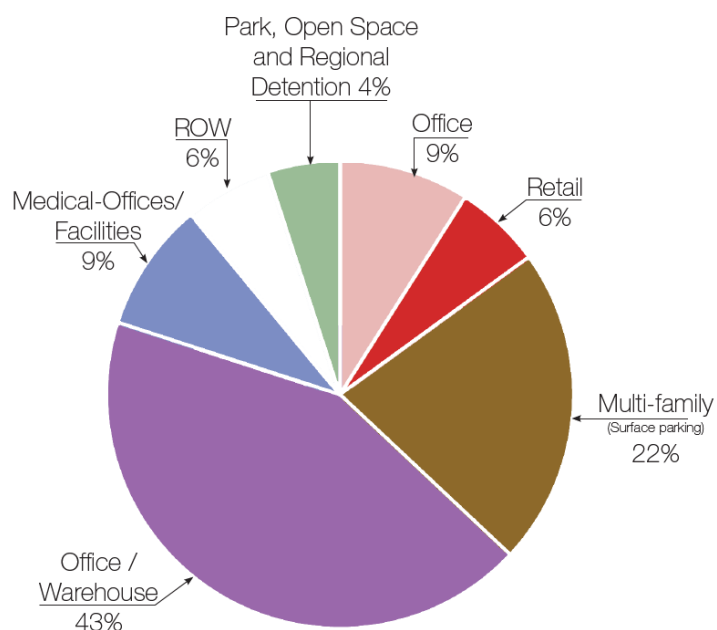
## SCENARIO C

Scenario C includes two primary destinations and activity centers within the site and is designed around a centrally located, large destination greenspace highlighting existing natural features. This scenario imagines more variety in housing types and includes larger blocks that are urban in design at the street frontage but are exclusively surface parked. This scenario includes a convention center and hotel adjacent to medical offices at the southeast corner of the site. Office buildings are located along SH 45 with some multi-family and mixed residential towards the northern boundary and adjacent neighborhood.



# SCENARIO A

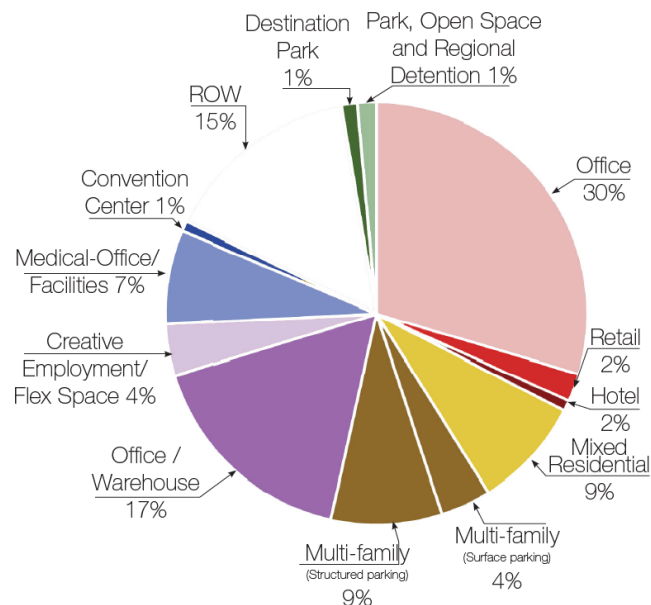
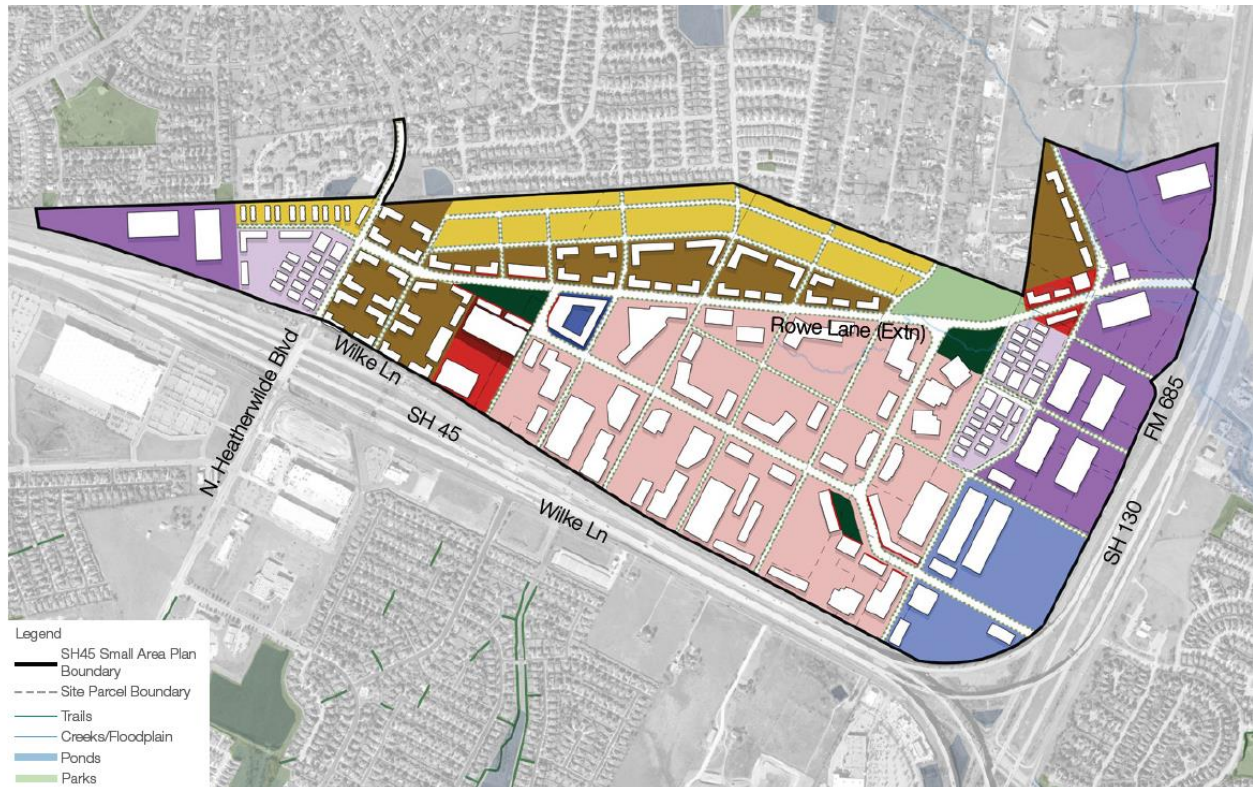
Scenario A assumes minimal cooperation between adjacent tract owners and limited coordination on infrastructure with the City. This scenario reflects the land uses of which the City has seen the most development pressure. Most uses shown are not permitted by right under the current zoning (CL4 and CL5) and require a specific use permit (SUP). Land uses in this scenario are more separated and industrial dominates the SH 45 frontage.





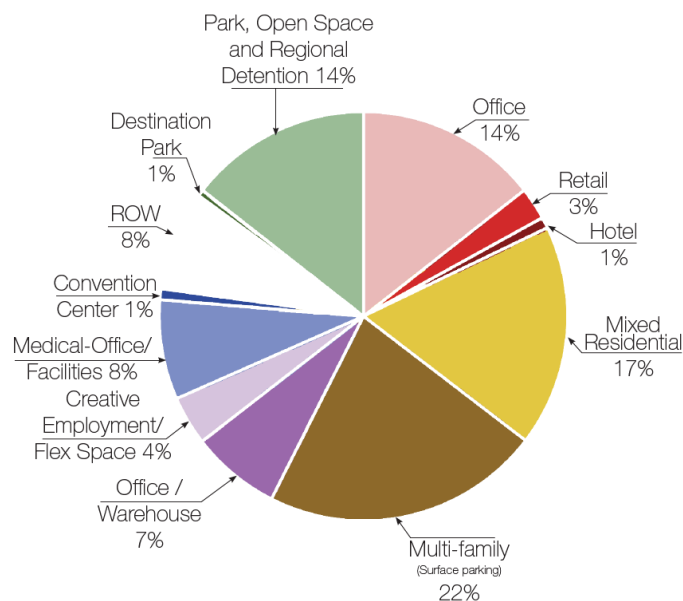
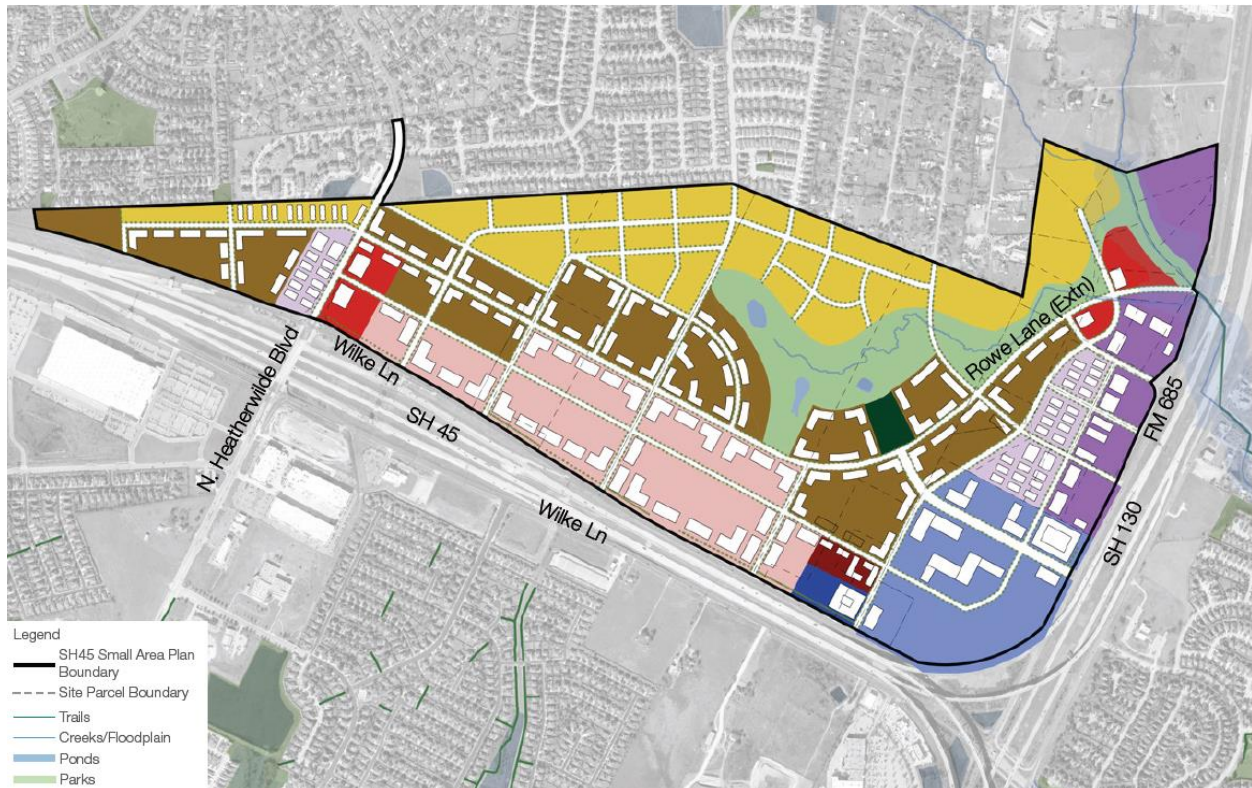
# SCENARIO B

Scenario B includes three primary destinations and activity centers connected by a network of green streets. This scenario imagines a more urban site with predominantly office-oriented land uses, including a large, corporate-style office campus making up a majority of the SH 45 frontage. This scenario envisions buildings fronting onto public streets with parking to be less visually dominant along the streetscape. The scenario includes four parking structures to create more density internal to the site, which can support the mixed-use nature of the site.



# SCENARIO C

Scenario C includes two primary destinations and activity centers within the site and is designed around a centrally located, large destination greenspace highlighting existing natural features. This scenario imagines more variety in housing types and includes larger blocks that are urban in design at the street frontage but are exclusively surface parked. This scenario includes a convention center and hotel adjacent to medical offices at the southeast corner of the site. Office buildings are located along SH 45 with some multi-family and mixed residential towards the northern boundary and adjacent neighborhood.



### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	Parks
[Scenario C]	More park space, less warehouse space
[Scenario C]	I don't really like any of these scenarios, but C has a park, which I like. I'd rather mixed residential behind my property (Boone Valley) than apartments, although what I'd really like is some green land and trees behind our house to buffer us. As for usage of the space, my ideal would be high end office space and high end retail. I'd love to see things like a Whole Foods, nicer restaurants, etc.
[Scenario C]	I don't like any of them. I don't want a lot more semi's in the area. There is so much warehouses on west of this area and a lot of semi's.
[Scenario C]	I live in the established neighborhood that would back to this development. Parks and green space and walkable places are the utmost importance to me and my young family. I would love to see trails connected to Greenridge neighborhood and a green buffer between homes and development. Please please please.
[Scenario C]	I like that C buffers the current neighborhoods with housing and i like the large park space. I prefer offices over warehouses. I'm not excited about a convention center in the area, but it is the least invasive to the current residential areas.
[Scenario C]	Larger park space
[Scenario C]	Scenario A has too much warehouse/office, putting too much industrial in a residential area. Scenario B doesn't have as much of the promised green space.
[Scenario C]	I would like to see more greenspace. What is depicted is less than i desire but more than the other options available. I would like more greenspace, parks, places for family to rest, play. And spend time together.
[Scenario C]	I like Scenario C because of the large park and trail system and mixed residential near the existing homes to the north.
[Scenario C]	More green space and homes.
[Scenario C]	more park and open land space
[Scenario C]	I do not want more storage, grey buildings. I would like shopping, parks, sit-down restaurants so we can spend our money locally.
[Scenario C]	Less offices and more walkable space and restaurants and shops
[Scenario C]	More parks and less office buildings please
[Scenario C]	I'm tired of all the offices and warehouses
[Scenario C]	TIREED of office/warehouse stuff along 45. Stop wasting PRIME retail and entertainment frontages with eyesores such as big warehouses. Ridiculous waste of real estate full stop! Look at the 183 corridor in Cedar Park/Leander. They KNOW what they are doing and we should copy their model....period. With all the warehouses Pflugerville seems to attract we are looking like "industrial" Oakland vs the "vibrant/entertaining" San Francisco. So we either become a "warehouse/industrial" town or a "vibrant, healthy, entertaining" municipality that attracts more and more people.
[Scenario C]	More parks!
[Scenario C]	Scenario C was not good at all but it was the only one that provided less office space and more for families.

### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	support more parkland/green access that is sustainable with nature and people vs. block after block of offices and cookie-cutter housing. Pflugerville has a unique opportunity, let's design and live in something more unique.
[Scenario C]	I think office should be an anchor, but like the larger park in C than B. Also the lesser warehouse space as that is already prominent in the area
[Scenario C]	If it's supposed to be mixed use, this one balances parks with all the boring buildings you're planning to put here. The convention center and hotel are better ideas too.
[Scenario C]	Largest area dedicated for park
[Scenario C]	More green space to eliminate the sense of overcrowding.
[Scenario C]	It blends better with the existing neighborhoods at north. Our planet will benefit of having a green space with trees. As for the connection, any road that you decided to connect should be provide with sidewalks and bump speeds in the residential areas.
[Scenario C]	Wells branch and round rock are hands down beating us on decent parks. We need green spaces. The more the better. We are growing fast, we don't need to attract any new businesses. Our awesome city and location already do that. But no one is going to choose to stay here if we don't prioritize green space and a few restaurants and coffee shops.
[Scenario C]	Park space is larger and balances other uses
[Scenario C]	I don't like the hotel/convention center idea much, but I like that this park seems to best protect the creek area to maintain water quality
[Scenario C]	Less industrial space, more green space, and equally split between office/park/mixed residential/multi-family. Would like to see more retail in all options.
[Scenario C]	I like the park space but I really do NOT like more apartments! We need more affordable single family homes for retirees
[Scenario C]	Easy connection to highway
[Scenario C]	We don't need more offices and warehouses, those can go anywhere other than Pflugerville. I didn't choose to live here to see warehouses pop up in every green space that exists
[Scenario C]	We don't need more industrial/warehouses in this area.
[Scenario C]	No more space for warehouses!
[Scenario C]	It's more balanced than the other two so different people can enjoy the same space even if we have different interests.
[Scenario C]	I determined my choice by the percentage of each scenario, wanting more residential and park, than warehouse or office use.
[Scenario C]	I like the idea of one large connecting land space
[Scenario C]	Parks are important for the community to have our people out of bad addiction and promote good environment in the neighborhood
[Scenario C]	Destination park along Rowe Lane was most appealing along with less warehouse space.
[Scenario C]	Parks and housing
[Scenario C]	Largest park percentage
[Scenario C]	More green space and other opportunities

### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	NO more warehouse spaces - it's already dominating 130 at Pecan. Would love to see more parks, more retail, more restaurants - shopping centers, walkable area like The Domain in Austin, another area like Stone Hill. Please make this area cater to the residents of Pflugerville and NOT industries/companies.
[Scenario C]	Smallest percentage of warehouses.
[Scenario C]	The large park and general locations of the use types makes the most sense to me.
[Scenario C]	However, I suggest that maybe structured parking could be introduced and result in an even better plan.
[Scenario C]	More park space and residential space
[Scenario C]	I'd prefer more open space and retail. Not additional warehouses that are already taking over the area right by my home.
[Scenario C]	Mixed residential will be adjacent to existing neighborhood and green space will be provided
[Scenario C]	I prefer all the residential to buffer to the existing residential and all of the retail, corporate and multi family/apartments to buffer up to the SH45.
[Scenario C]	This option prioritizes park space and housing options for the people over additional office space. With the large move to remote workforces, I do not feel that the dominant use of the land should be for office space as the other two plans demonstrated.
[Scenario C]	I like C for the parks and open space element and the mixed residential near the existing homes to the north.
[Scenario C]	I don't want more storage/rental businesses or warehouses in this prime area.
[Scenario C]	Best allocation of mixed use with particular emphasis on housing, which is badly needed in this area
[Scenario C]	Larger blocks
[Scenario C]	Like the size of park green space. Could create a mini Central Park-esque area
[Scenario C]	Although I wasn't at the meeting and didn't know about it, I would prefer C for more residential, open space and less warehouses.
[Scenario C]	It has more mixed residential and park areas.
[Scenario C]	Park space is most important to me
[Scenario C]	Park along creek is smartest design
[Scenario C]	Largest amount of green space and more balanced use of remaining space.
[Scenario C]	I like more retail and less warehouse.
[Scenario C]	Has the most open areas
[Scenario C]	Live behind project in Shallowcreek butt up to the fence. Not too keen on any of this . Need to keep green space as much as possible due to rain runoff that will become worse with all that land paved over. Keep green and let the ecosystem continue with grass, water.
[Scenario C]	More park space
[Scenario C]	Would like more retail and walkable nightlife similar to the domain.
[Scenario C]	Park, open space
[Scenario C]	They are all bad, but starting with C and moving the part up adjacent to the existing residential would be least bad.
[Scenario C]	We need more parks
[Scenario C]	No warehouses! Office space and parks are what matter here.



### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	Has the most green space.
[Scenario C]	Largest park area
[Scenario C]	Seems a little more diverse
[Scenario C]	Because I think a performing arts center should be built there. Perhaps dine in restaurants without drive throughs. Thus would typically only increase traffic during events held there.
[Scenario C]	Please don't just keep allowing concrete buildings along tollways. We look like an industrial town which does not have a friendly look to it.
[Scenario C]	I'd love to see more park options
[Scenario C]	As someone who already lives in the outskirts of east Pflugerville, I'm personally most interested in amenities that are close to me. The large park and convention center would be cool to have close by. The other two scenarios focus on office space and warehouses, and I just feel like we have more of those locally than the amenities I mentioned.
[Scenario C]	Possible use for a longer walking/running path which is what this city needs more of
[Scenario C]	There are too many corporate campuses and warehouses nearby and not enough retail.
[Scenario C]	Scenario C is the best use of this pace because it provides something for everyone with a healthy mix of residential, shopping, and green space.
[Scenario C]	Scenario 3 offers the most green space and parks.
[Scenario C]	If anything more residential.
[Scenario C]	Scenario C provides the greatest mix of uses that also helps reduce car dependency within the district
[Scenario C]	Provides balance of use of land and access to the community
[Scenario C]	I think the need for residential space and larger, more encompassing park space best correlates with the hometown feel of Round Rock.
[Scenario C]	We need more parks less, buildings.
[Scenario C]	Because of the convention center. We need a destination business here in Pflugerville.
[Scenario C]	We need a concert venue to draw people. And this will be the perfect place because we've got highways separating it on two sides.
[Scenario C]	More parks and opportunities for housing.
[Scenario C]	Need less warehouse and office space and more open space and parks
[Scenario C]	Most centralized green space with good balance of housing options
[Scenario C]	More green spaces and less warehouses.
[Scenario C]	I'd rather see more retail and office space than industrialized area on the frontage roads.
[Scenario C]	Least amount of warehouses
[Scenario C]	It's a good mixture with an OKAY amount of green space, but more than any other option.
[Scenario C]	Large office spaces already sit empty all over our area.
[Scenario C]	Would like to see more office space/retail with mixed use residential to help with having more jobs nearby
[Scenario C]	It had less warehouses. I think Pflugerville is very heavy in warehouse development right now and it is not what i want to be surrounded by.
[Scenario C]	Creates largest continuous park area. No warehouse space.

### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	It has the lowest percentage of office/warehouse use
[Scenario C]	The less development the better
[Scenario C]	There are more public spaces and residential use. The significant park is also important to me.
[Scenario C]	More open areas
[Scenario C]	We don't need more warehouses
[Scenario C]	More parks and green space
[Scenario C]	We have enough office space
[Scenario C]	It looks like a good balance between living, green space and opps for business
[Scenario C]	Least amount of warehouse and most amount of park space. Pflugerville doesn't need anymore warehouses or housing. We need businesses to generate revenue/sales tax within the city. Most of my spend is done outside Pflugerville due to better options.
[Scenario C]	Less warehouses more substance
[Scenario C]	More park space, less warehouse
[Scenario C]	Least amount of warehouses / offices. More single family residents Vs warehouses / offices. Like the medical facility with convention center and hotel.
[Scenario C]	More diversity of land use, less mono-centric, more diversity of residential, less than 10% ROW,
[Scenario C]	I want as much GREEN SPACE as possible for the community.
[Scenario C]	Park space, less warehouse space
[Scenario C]	Integrative layout
[Scenario C]	They all look the same
[Scenario C]	More areas for parks and open spaces.
[Scenario C]	Less warehouses, include nicer eateries
[Scenario C]	This plan brings something new to Pflugerville and helps it compete with other nearby cities.
[Scenario C]	Preserves more open space. Pflugerville used to be interwoven with open fields. The city is becoming packed with warehouses and apartment complexes. Its losing its identity.
[Scenario C]	We need more green spaces, with walkable (shaded) trails that connect the entire city.
[Scenario C]	I see so many office and warehouse space around 130 and 45 as it is. This intersection is our new main area and needs to be more than just warehouses.
[Scenario C]	This area is already so backup with traffic what ever you do don't make it worse
[Scenario C]	Retail+Large Park focus
[Scenario C]	Prefer more park space
[Scenario C]	Green space is so important these days.
[Scenario C]	This is the choice with the most allocation to parks and housing
[Scenario C]	I would prefer to not have a bunch of warehouses or apartment complexes. Would love to see more park space along with retail/restaurant spaces.
[Scenario C]	I don't want warehouses. I like the parks. I'm interested in local small businesses and Austin chains. I like walkable shopping. I'm most happy about the Rowe Lane extension no matter what!

### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	I think there needs to be more mixture. Multilevel office with retail ground floor, with restaurants mixed in.
[Scenario C]	Affordable housing. Scenario C is the best example of making connections between offices, and residential without negatively affecting existing SFH land. Scenario C also has a large Park area which is one of the 4 core goals
[Scenario C]	The large connected park and greenspace better represent Pflugerville as a destination with diverse areas in all corners and not just in isolated concentrated spots.
[Scenario C]	The most park open space
[Scenario C]	I really like the idea of more green spaces in Pflugerville. It's something. You have to fight for and insist upon. Otherwise we will have wall to wall car washes and mattress stores and fast food places.
[Scenario C]	None are great. A has too much warehouse and not enough park but everything else is good. B has too much office and not enough retail and park. C is the best with more retail/restaurants/small grocer added.
[Scenario C]	Creating a regional destination with parks and retail spaces is vital to keep people coming back and to bring businesses in
[Scenario C]	Greater park area and it has better flow. The use of space is less attractive to crime.
[Scenario C]	Scenario C appeals to all ages and classes and not just businesses. It will look more appealing from above the toll. Warehouses can be anywhere.
[Scenario C]	Need more green space!!! It appears an afterthought and focusing on financial incentives!!! It looks like an urban concrete mess.
[Scenario C]	Open space
[Scenario C]	We have WAY TOO MANY INDUSTRIAL WAREHOUSES AS IT IS. STOP IT
[Scenario C]	Park space was better and the office/corporate building space isn't completely dominate but spread out
[Scenario C]	I just like having a large green space that is flanked by housing and the office/warehouse is closest to the highways. I don't like having a lot more warehouses. I feel we are getting plenty in that area where the roads have not been upgraded to accommodate the current truck traffic. Scenario B would be my second choice but it has way too much concentrated office space. C brings more of a balance to everything.
[Scenario C]	A has too much space for unsightly warehouses. My neighborhood (Royal Pointe) is already surrounded by them. B has a lot of office space, not enough of the proposed mixed use or park space.
[Scenario C]	More balanced and diverse option, although I would prefer more retail
[Scenario C]	Provides more space for parks and housing rather than more office space
[Scenario C]	I want to minimize warehouse space. Retail and mixed use areas are more attractive.
[Scenario C]	We need more accessible green space in Pflugerville.
[Scenario C]	Scenario C has the least warehouse/office space with the most park space. Though, it would be better with more park spaces and even outdoor entertainment venues. Less office and less mixed residential.

### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	We are lacking activity centers and need to preserve green spaces.
[Scenario C]	In the area we need less warehouse space and more area for parks and things for families to do.
[Scenario C]	The "floodplain" and green space of Option C is best for long term outcome. Moving Rowe Ln South is small concession
[Scenario C]	parks
[Scenario C]	No more warehouse. Need more parks and trails
[Scenario C]	Parks
[Scenario C]	There is a lot of office (pink) and office/warehouse (purple) in the first two, i dont understand why we need more of that with people and companies establishing more work from home opportunities, make the land beautiful and fun, not buildings and storage facilities
[Scenario C]	None of these are great but at least option 3 has the least amount of warehouses and office space. I don't understand the city's obsession with Warehouses. Just copy the domain. Shops & Restaurants with some residential and parks or outdoor spaces. Offices and warehouses are already somewhere else or can be in another nearby phase. The city has nothing to attract employees to these millions of sq ft of office and warehouse space and in addition to that physical office space makes less and less sense given current market and economic conditions and shift in workplace because of the pandemic.
[Scenario C]	It's a good mix
[Scenario C]	Area needs more housing
[Scenario C]	None of these is what I'd ultimately like to see, but c is the best of the three. Ultimately I'd like to see something more like The Domain, with a mix of office, residential, shopping, and dining. Right now, Pflugerville is severely lacking in shopping and dining outside of Stone Hill, and there has been so much talk of a Domain-like area for us but that has never come to fruition.
[Scenario C]	3 would be ideal since there is less warehouse space
[Scenario C]	More park space and hoping for less traffic with residents instead of office workers.
[Scenario C]	No more storage and offices
[Scenario C]	There's nothing but warehouses surround my community. Pflugerville needs more parks and less concrete. Not very family friendly we have to travel to find fun for my young family.
[Scenario C]	Least warehouse
[Scenario C]	Need better retail and restaurant options. Use residential units for tax revenue.
[Scenario C]	I liked the amount of green space Scenario C offered but wish there was a little less residential housing in that option toward the Heather wild area. The reason being, Heatherwilde/Red Bud gets extremely congested and it would just exacerbate traffic with more people living in that already congested area. Also the frontage road off of the toll is not complete so it will just funnel more people down a single lane road with little wiggle room.
[Scenario C]	Good amount of Parks and international office space plus Rowe lane has a cleaner design

### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	Balance
[Scenario C]	Consideration for existing residential housing area adjacent the property in question combined with the best interest of the community as a whole
[Scenario C]	I don't think adding any more commercial buildings like warehouses or offices is necessary. They are building these in excess throughout Pflugerville and along 130. Please use this property for parks, residential and small, unique retail and restaurants (not fast-food).
[Scenario C]	There seems to be plenty of warehouse opportunities popping up. Retail, restaurants, mobile workforce, and parks type improvements need to be the focus in areas as central as this.
[Scenario C]	Scenario A has way too much warehouse space, while B had too much for private offices. C has the best mix.
[Scenario C]	Warehouses and offices seem to be popping up all over already. We need some diversity of land use before we're just a truck stop between San Antonio and Dallas
[Scenario C]	Scenario C offers the best park/open space option while still achieving the goal of a diverse mixed use plan with respect to the building types and overall land use.
[Scenario C]	It has the most park space, but reduce the amount of office space
[Scenario C]	We already have a number of warehouse/large office parks planned for the Pecan Street area. Adding more in 45/130 will give the impression that Pflugerville is simply a transportation/warehouse staging ground for the rest of Austin. We shouldn't be using large tracts of land adjacent to every interchange of 130 for these types of projects. I prefer to see Pflugerville maintain some open land for parks and trails that wind through residential and retail sectors rather than sterile and unwelcoming massive warehouse blocks.
[Scenario C]	Prefer more parks
[Scenario C]	Varied uses with pretty even distribution and not concentrating so much on high density.
[Scenario C]	That doesn't seem like a great option for any of them. Please please consider more park and green space available to all of Pflugerville residents
[Scenario C]	We have enough space for offices and warehouses. My preferred order is C, B, then A.
[Scenario C]	It has the least amount of warehouse space.
[Scenario C]	This is similar to the Mueller area and I think that's what we should aspire to
[Scenario C]	I like more parks, retail and would love a music venue. Bring back more live music
[Scenario C]	We need to maintain green spaces within urban environments to protect our mental health and our planet.
[Scenario C]	Austin needs more parks and sports scrimmage areas. They are not accessible for many and are being bulldozed by high-rises no one uses or can afford.
[Scenario C]	I want to live in a place designed for people, not for corporations and cars. Open spaces, parks, biking and walking are essential.
[Scenario C]	Commitment to larger open space, equitable balance between residential and commercial interests

### 3b. Please use this space to expand on why you made your selection.

[Scenario C]	The park and diverse housing options sound great.
[Scenario C]	Scenario 3 seems to have the most environmentally friendly space with lots of green space for parks.
[Scenario C]	It has more of the feel of the domain area, which I like conceptually.
[Scenario C]	I would like to see fewer warehouses, and warehouse-based, businesses (it seems like there are already several within this area). I like that this uses existing green space.
[Scenario C]	More retail space
[Scenario C]	More green outdoor area, parks and trails!
[Scenario C]	Big park
[Scenario B]	I am between B and C...but I will like a trail park area against the houses in greenridge neighborhood
[Scenario B]	We do not need more multi family housing. It is a strain on traffic, stores and other infrastructure. There's already too many people in this area.
[Scenario B]	We do not need anymore apartments in Pflugerville nor do we need ugly warehouses
[Scenario B]	Although I wanted to select C for the park area, I selected B because. it had less multi-family. Please make option D by including as much park space and regional retention as C (14%)and reduce multi-family units as in B (13%) our community has plenty of multi-family units and we do not have the infrastructure in place to continue to add that type of density.
[Scenario B]	I prefer the residential mix in option B. I don't like the industrial nature of Option A. Option C just seems like too much residential and park land.
[Scenario B]	Fewer multi family
[Scenario B]	I need more retail & restaurants not apartments
[Scenario B]	I like this option the best but would like to see more retail and restaurant options. These are sorely lacking in this area of Pflugerville. Otherwise the density seems appropriate. Option 3 does have the convention center and hotel options that I also appreciate. I'd like to see these combined with additional retail space.
[Scenario B]	The area is backed by a tremendous amount of residential developments. This particular location is best suited for retail and commercial use. There are not enough small local restaurants in the area to support the community.
[Scenario B]	I think B has the best mix of financially viable building types.
[Scenario B]	Fewest multi-family space.
[Scenario B]	I love the convention center/hotel space. I think office and warehouse part is critical for our community to run smoothly, so we need to keep that. All of these plans are conspicuously missing the support that families need to be successful in work and life - childcare centers. If we want families and workers here we need support services for them, and jobs that highly value their workers contributions.
[Scenario B]	We have too much warehouse space near our home as it is. Let's get some higher end stores and higher end restaurants to Pflugerville.
[Scenario B]	It has the least amount of chance for apartments

### 3b. Please use this space to expand on why you made your selection.

[Scenario B]	Was torn between B and c. Mainly looking for a proposal that has the least amount of warehouse space. I feel like Pflugerville has too much of this already and it is unattractive
[Scenario B]	The least multi-family plan. No more apartments!
[Scenario B]	I like more office space rather than more apartments. I wish this option also had some more natural space
[Scenario B]	less homes, more office space
[Scenario B]	I chose B, because it has the least amount of housing. Our schools are already bursting at the seams. I would like to see more retail.
[Scenario B]	We do not want apartments. We live in Greenridge and feel the impact from the apartments across the street on Heatherwilde/Red Bud. We have car break ins, garage break ins and destroying our community park. Apartments bring crime.
[Scenario B]	Less multi family in the area due to traffic concerns and more parks
[Scenario B]	More diverse plan
[Scenario B]	Don't want hotel or more warehouses
[Scenario B]	While I like the parks and green space in option C, I feel that if we add that much multi-family and mixed residential housing, there will be much more traffic congestion in the area, and we don't need more congestion at 45 & 130 at all.
[Scenario B]	More office space for local employment options.
[Scenario B]	Limited living and work spaces and not commercial and retail. Access to stores and restaurants that local people can get to easily than going into Austin for. Draw us in not drive us out.
[Scenario B]	A larger percentage was earmarked for ROW which is needed to complete the frontage road on I-45 however the green space of plan for option C was more ideal but didn't appear to prioritize ROW.
[Scenario B]	most variety and most useful land development.
[Scenario B]	No desire for more housing and traffic at this location. It's already a nightmare to get through these lights north and southbound.
[Scenario B]	Most closely but don't love all parts of it
[Scenario B]	I am a resident that backs up to small area and I do NOT want to look at giant apartments as far as the eye can see. I also want less crime and the more multi-family and apartments there are the higher the crime. My car has already been broken into two times in a year. Bringing low income to the area will only perpetuate the crime. My hope is more office space would mean less chance of higher crime and maybe getting more patrol in the area.
[Scenario B]	No more warehouses, PLEASE. No more apartments/multi family. Our schools can not handle the volume.
[Scenario B]	I only chose plan B because you didn't give us the option to choose parts from each plan as you alluded to on the video. Plan B has the least amount of multi-family homes. We already have major multi-family projects popping up everywhere with not enough groceries or roads to support the additional residents. My choices are: Parks at 15% from Plan-C, multifamily 13% from Plan B, retail 6% from plan C, medical 9% from plan A, office warehouse prefer none as we have too many or plan C at 7%, office space at 14% from plan C or none.
[Scenario B]	More business structures and less street parking

### 3b. Please use this space to expand on why you made your selection.

[Scenario B]	Need better road-planning/access before we need more multi family spaces
[Scenario B]	The city brings too much “multi family” housing units that attract high crime to this area. Increase patrols, or find another use to replace multi family housing units.
[Scenario B]	That scenario seemed to best provide an opportunity to introduce more businesses and retail that can provide more employment opportunities in the surrounding Pflugerville area.
[Scenario B]	Less housing, less retail, more creative space.
[Scenario B]	Small portion of warehouses. We have enough big plain buildings. Let’s have some urban walkability!
[Scenario A]	Don’t take peoples property.
[Scenario A]	Density is essential to support housing for all ages and income levels. We need more dense housing in this city. People should not be commuting in to work at bookstores, coffee shops and retail. Give this space to the most citizens as possible. It’s also more efficient for city utilities and would diversify the tax base.
[Scenario A]	Less apartments/living. City is too big for its own good. You can hardly keep up with the roads. Lets not add more people, you are unable to handle
[Scenario A]	Keeps the neighborhood focused around green spaces, centralizes retail around one location, creating a more attractive and convenient option for shoppers. Allows Pflugerville to remain relatively quiet without serious overcrowding
[Scenario A]	More diverse retail and non fast food restaurants would be nice
[Scenario A]	Possibly less traffic. The leading descriptions are a bit odd.
[Scenario A]	More parks... a park against greenridge community will be great
[Scenario A]	I honestly would like to see more walkable restaurants, bars, retail more than anything. Something you see in cities such as San Diego and Denver. Neighborhood centric establishments.
[Scenario A]	I want less residential and more park and businesses
[Scenario A]	more opportunities for good restaurants with larger retail space
[Scenario A]	I'm a resident of an existing neighborhood and I'm concerned about retail, commercial or warehouse services being immediately behind my neighborhood.
[Scenario A]	Less housing. Less to none hotels.
[Scenario A]	More warehouse/jobs available to Pf residents vs more multi family/ mixed residential
[Scenario A]	We never got the “Domain-style” shopping center we were promised years ago
[Scenario A]	It has the least invasion on the residents that are already there and a good spread on park space
[Scenario A]	Less residential and more park
[Scenario A]	We need more restaurants and shopping in the area. The stone hill area is getting congested and need relief of the traffic to other areas. There’s been more residential development but retail space for restaurants and entertainment has not kept up with the demand. This would drastically draw in more people to want to reside in Pflugerville
[Scenario A]	We have a lot of apartment, house, warehouse and office in the area already. Please some more useable place such as park or retail.

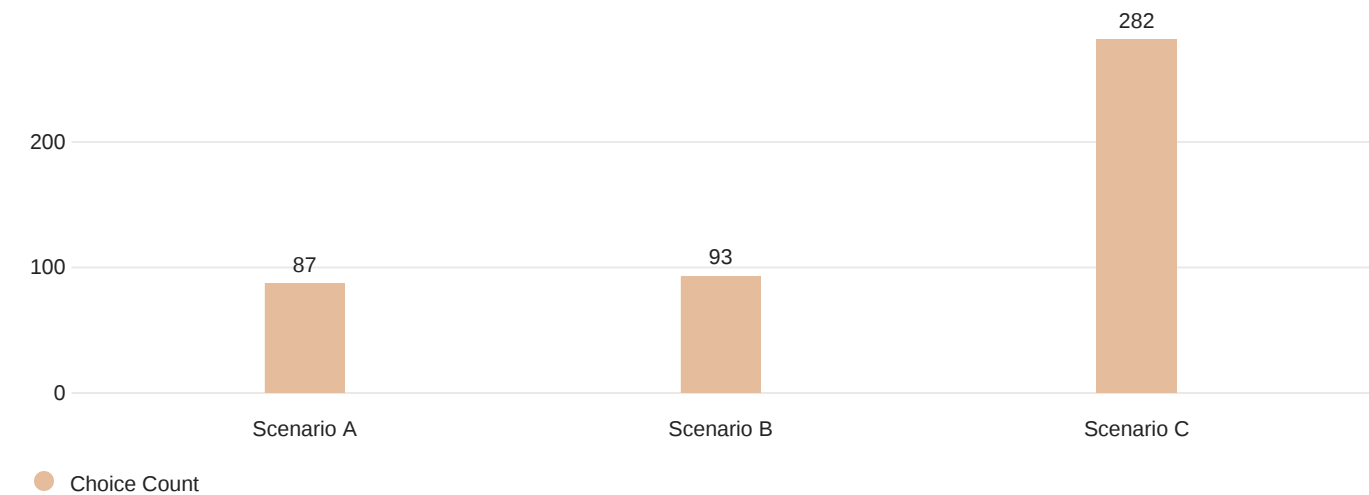


### 3b. Please use this space to expand on why you made your selection.

[Scenario A]	I feel like the options are not balanced but it would be great to have more office, store ,medical , and park space instead of residential. From our experience in 2020. We didnt have power, water for a whole week during the winter storm and it was a bad experience to have to travel far for goods
N/A	No apartments
N/A	None
N/A	Leave as is.let the butterflys live
N/A	All choices reduce lifestyle and propert values of current tax paying citizens and will not create good quality of life for surrounding residence. Plugerville is not Austin and no one wants it to be.
N/A	None of the above. None of them offer enough parks and natural beauty for Pflugerville
N/A	None of the above. Just one giant stone hill plaza isn't enough for the area. We need another one
N/A	I selected none, this land needs to be left natural. Farm and Ranch land. Traffic is already horrible in this town, why increase traffic.
N/A	Combination of B & C
N/A	I hate all of them. Put the parks towards the homes already there as a buffer. You are lowering the value of our homes. The more housing you put towards our homes, the lower the value. We bought our 4000+ sq. ft. home on Boone Valley because of the field. We figured there might be homes like ours someday,, not apartments.
N/A	They all will create more traffic congestion
N/A	None of the above. A patch of grass is not a park!!!
N/A	Honestly i dislike all 3 scenarios. All 3 completely disregard the existing residents that butt up to the area in question. We do not need more empty warehouse space and why for the love of God does every mixed use idea include a convention center?! Seriously! Does every development work in a vacuum?
N/A	Need to remove all multi-family
N/A	No option is good, limit the multi-family idea. Crime rate is high enough. Don't invite everyone to pflugerville. What happened to the small town feeling, greed and money?
N/A	None.
N/A	None of these!! We don't need warehouse businesses in pf. We have enough and 130 space for that.

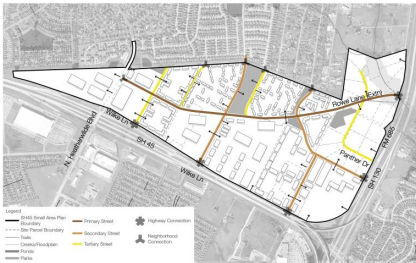
# Q45 - 4a. Please review the transportation scenarios and select the one you feel best achieves the project goals.

462 Responses



### SCENARIO A

Scenario A largely adheres to the Thoroughfare Plan. Rowe Lane is a primary thoroughfare connecting to Heatherwilde Boulevard. Scenario A includes limited connections to the adjacent neighborhoods and frontage roads. With the exception of an access road serving medical office and facility uses in the southeast portion of the site, north-south roadways are not shared between adjacent tract owners. A shared use path lines Rowe Lane.



4  
Neighborhood Connections

4  
Highway Connections  
(Spaced approximately 0.4 miles apart.)

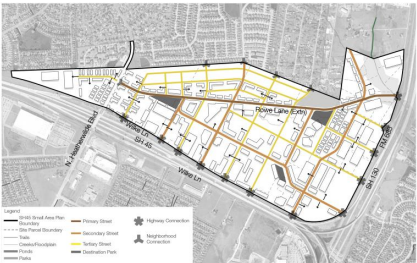
8  
Number of Intersections

1.6 mi (Rowe Ln)  
Shared-Use Path

0 mi (other)  
Shared-Use Path

### SCENARIO B

In Scenario B, the traffic patterns through the site are more distributed through three different roadways connecting the three activity centers and fronted by a central corporate office campus and some multifamily development. This scenario proposes multiple new connections to the frontage roads, and enables a smaller grid of streets with more density supported by parking structures. Generous shared use paths line all primary and secondary street networks.



5  
Neighborhood Connections

12  
Highway Connections  
(Spaced approximately 0.1 miles apart.)

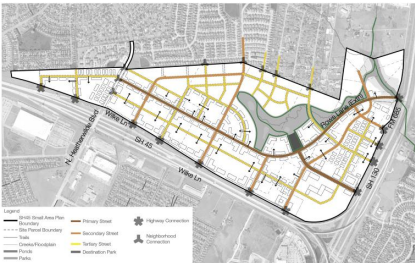
44  
Number of Intersections

1.7 mi (Rowe Ln)  
Shared-Use Path

1.1 mi (additional to Rowe Ln)  
Shared-Use Path On street (Connecting the parks)

### SCENARIO C

Scenario C relies on Rowe Lane to carry the majority of traffic through the site and is fronted primarily by multi-family residential uses. This scenario also explores a larger block structure throughout and a more buffered freeway edge. A shared use path lines Rowe Lane and connects to the large network of natural parks and open spaces.



8  
Neighborhood Connections

15  
Highway Connections  
(Spaced approximately 0.2 miles apart.)

39  
Number of Intersections

1.6 mi (Rowe Ln)  
Shared-Use Path

1.6 mi (additional to Rowe Ln)  
Shared-Use Path Off-Street Trail

#### 4b. Please use this space to expand on why you made your selection.\*

[Scenario C] Most park space

[Scenario C] C makes the most sense with the open space, however the exits on SB 130 will be extremely congested in all 3 scenarios, with Scenario A being the best case scenario. The traffic typically backs up beyond those exits throughout the day, and the cars will either be unable to pull out, or will have to block traffic to get across (similar to what happens the NB 130 shopping center at Gaddis School Rd). Traffic should be encouraged to exit south to 45 or west to Heatherwilde as much as possible.

[Scenario B] Scenario A is likely to cause traffic, and Scenario C conversely has more roads than necessary.

[Scenario C] This plan looks lovely and sensible for creating healthy traffic flow, though I do get concerned about the jump from 8 intersections to 39. Perhaps there's a middle ground in there that still honors this overall design?

[Scenario C] There is somewhat of a short bike path in this area this would be a great opportunity to connect the shared space

[Scenario C] Creates one main thoroughfare

[Scenario B] Multiple connections and roads are better

[Scenario B] More distribution of traffic thru other sites

[Scenario C] Best connections

[Scenario B] Minimize entrances to the neighborhood. Maximize entrances to highway

[Scenario C] It is wonderful when the trails connect the parks.

[Scenario B] There is no way Rowe lane can handle all that traffic it is two lane street!

[Scenario B] I want to use Rowe to get into Round Rock

[Scenario A] A and C look like a good option. my concern is traffic among peach vista which connects to links and that light is not set for heavy traffic , it feels like people would use it to cut through to get to Hutto

[Scenario B] Density and walkability with a grid

[Scenario C] This is what's required to make possible the setup I selected, with the large park space that uses existing green space.

\* Summary and highlights of comments received.

[Scenario C] Honestly, I have a hard time visioning these, but I do think lots of freeway access is important.

[Scenario B] Distributed through multiple roads

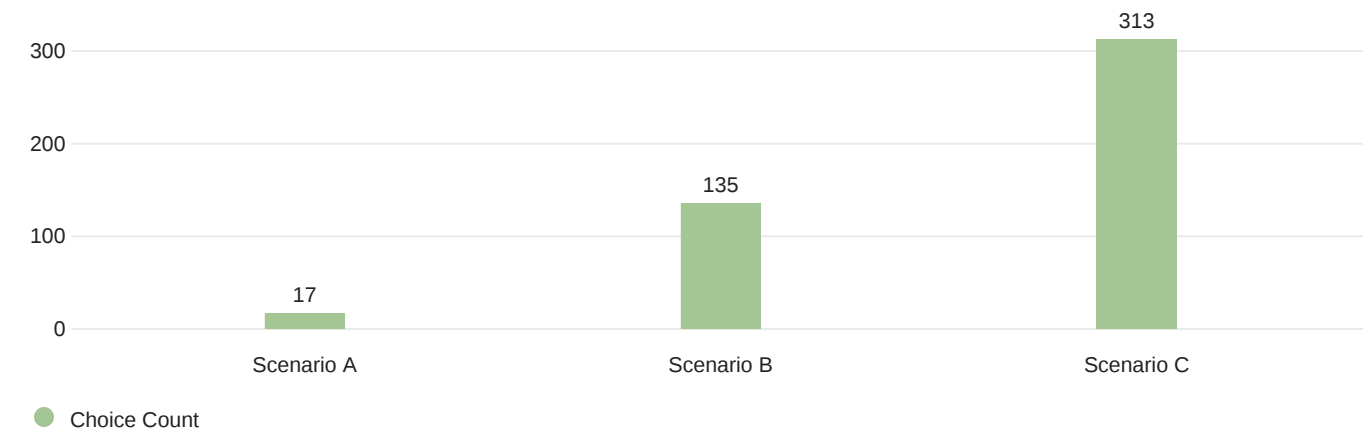
[Scenario A] People first, cars last. Let's design for people! Walking, biking, and living without worrying about vehicle infrastructure getting in the way of living a beautiful life.

[Scenario C] More park space!

\* Summary and highlights of comments received.

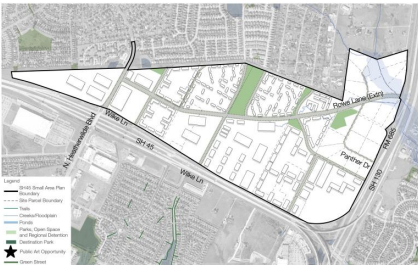
Q50 - 5a. Please review the parks and trails scenarios and select the one you feel best achieves the project goals.

465 Responses



SCENARIO A

Scenario A includes a more fragmented system of parks and open space that generally places all residential units within a 10-minute walk of a park but includes minimal connections and coordination between the systems. The parkland included in Scenario A would equal the total amount required through typical parkland dedication and development requirements.



- 0 ac  
Destination Parks or Urban Plazas
- 0  
Public Art Opportunities
- 1.6 mi (Rowe Ln)  
Shared-Use Path
- 0 mi  
Shared-Use Path
- 0 mi  
Green Streets
- 24 ac  
Parks, Open Space and Regional Detention

SCENARIO B

Scenario B includes three different destination parks and urban plazas designed to serve both families and corporate office users with a park space within a 10-minute walk. These spaces are connected through a generous on-street network of trails and bicycle paths that will connect to a trail system beyond the site.



- 7.3 ac (3 parks)  
Destination Parks or Urban Plazas
- 5  
Public Art Opportunities
- 1.7 mi (Rowe Ln)  
Shared-Use Path
- 1.1 mi (additional to Rowe Ln)  
Shared-Use Path On street (Connecting the parks)
- 3 mi  
Green Streets
- 9 ac  
Parks, Open Space and Regional Detention

SCENARIO C

Scenario C features a more naturalized parks and open space network that transforms existing creeks and ponds into detention and passive recreation. One destination park designed for families and lined by mixed-use multifamily residential is located along Rowe Lane. An expansive trail network is included in this scenario and weaves throughout the site.



- 3 ac (1 park)  
Destination Parks or Urban Plazas
- 6  
Public Art Opportunities
- 1.6 mi (Rowe Ln)  
Shared-Use Path
- 1.6 mi (additional to Rowe Ln)  
Shared-Use Path Off-Street Trail
- 0 mi  
Green Streets
- 43 ac  
Parks, Open Space and Regional Detention

## 5b. Please use this space to expand on why you made your selection.\*

[Scenario C] This scenario provides the most green shared space that will most likely be adopted and utilized much quicker than the fragmented shared spaces in the other scenarios

[Scenario B] More park and art

[Scenario C] I like the idea of one large park area for everyone to come together and enjoy

[Scenario C] Larger more centralized park.

[Scenario C] Like how much greenspace there is

[Scenario C] The ability to keep more natural resources already in tact should be highest priority

[Scenario B] Like the idea of more parks

[Scenario C] The continuous space is more appealing.

[Scenario C] Big park

[Scenario C] The arts and parks are very important to our community. Currently Pflugerville looks like an island of homes, we need art and green spaces

[Scenario C] bike trails would be nice to have along green areas.

[Scenario B] Large green spaces in total with connectivity!

[Scenario C] Same answer as 4b.

[Scenario C] Having art in parks is important. I like having one shared space vs little pocket parks.

[Scenario C] Art art art! Big beautiful open spaces.

[Scenario C] Paaaaaaarks!!

[Scenario C] More green space the better, stop making this area like Houston

[Scenario B] Parks

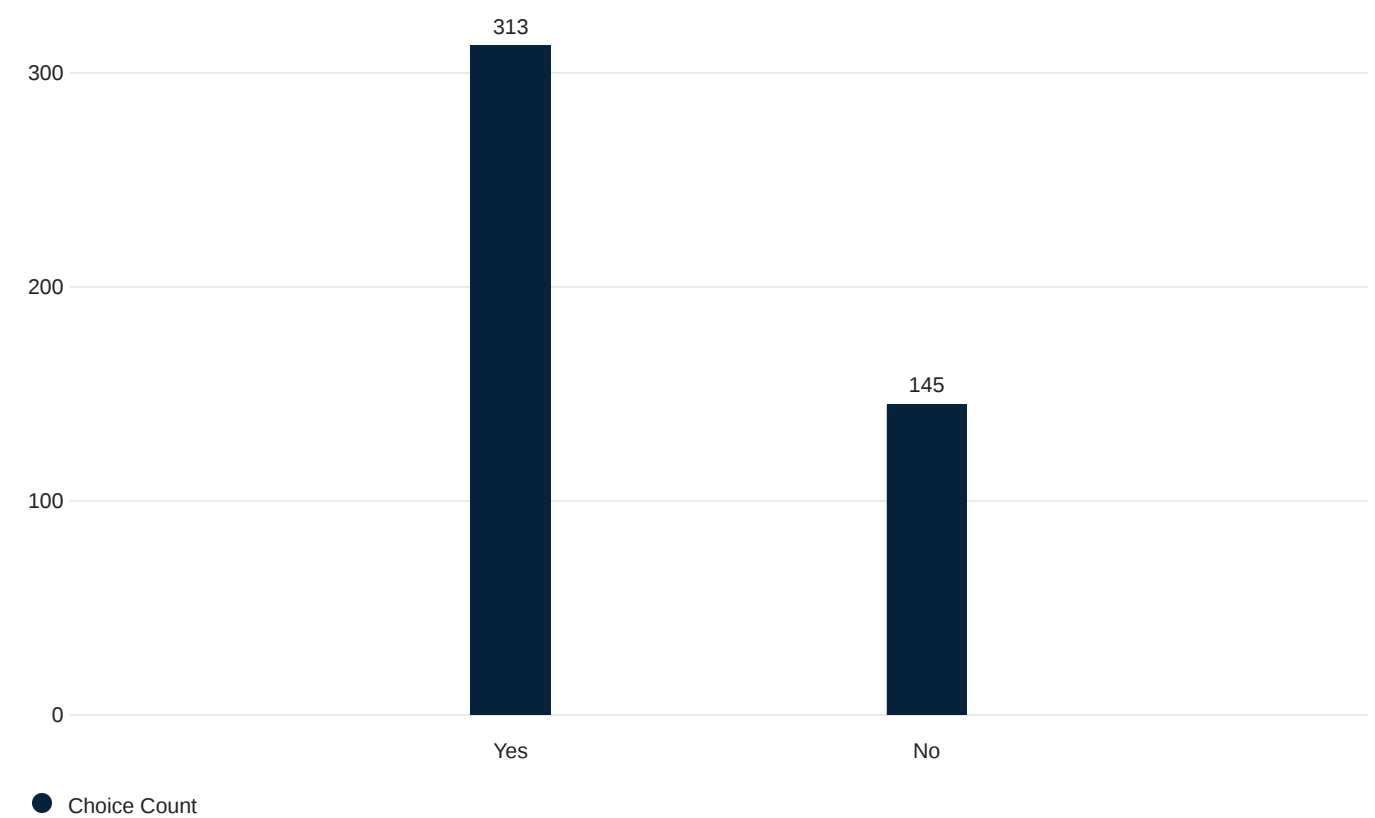
[Scenario C] Option C creates a destination site. We don't have enough in Pflugerville. Options B is my second choice.

[Scenario B] This scenario serves a wider community for residential and business, so I believe this is more flexible.

\* Summary and highlights of comments received.

Q56 - 6a. Do you live in Pflugerville City Limits?

458 Responses



6b. Which residential subdivision or housing development do you live in?

Meridian
Blackhawk
Villages of Hidden Lake
Blackhawk
Villages of Hidden Lake
Blackhawk
Royal point
Avalon
Blackhawk
Springbrook Center

Blackhawk

Commons at Rowe lane

Meadows of Blackhawk

Greenridge

Blackhawk

spring trails

Carmel

Blackhawk

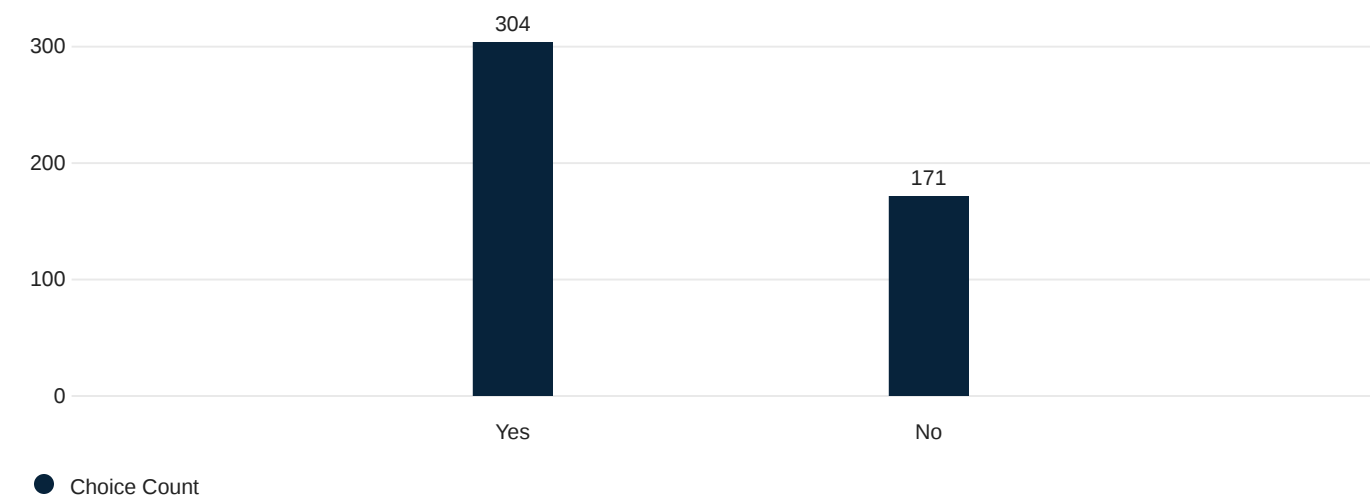
Sorento

Royal Pointe



**Q58 - 6c. Do you live or own property within the SH 45 Small Area Plan boundary or nearby?**

475 Responses



**Q59 - 6d. If you answered yes to the previous question, drop a point on the map below of where you live or own property.**

310 Responses

