

## Resolution on Town Center Planning Process

Presented to OHAN from the Neighborhoods of South Windmill Run and Scenic Brook  
October 13, 2010

WHEREAS the area at or near the “Y” in Oak Hill has been designated the Town Center in the Oak Hill Neighborhood Plan and is generally identified as a density node in the Imagine Austin Comprehensive Planning Process;

WHEREAS development of this area into a Town Center is supported by OHAN and OHAN has initiated an effort to promote this concept;

WHEREAS the Neighborhoods of South Windmill Run and Scenic Brook abut this area designated as the Oak Hill Town Center and support the vision of an appropriate Town Center that will enhance quality of life for the people who live in Oak Hill and also the residents of our neighborhoods;

WHEREAS the Neighborhoods of South Windmill Run and Scenic Brook by virtue of their location next to the Town Center area will be impacted most directly by the development of this area;

WHEREAS the Neighborhoods of South Windmill Run and Scenic Brook have adopted goals regarding the Town Center development and the Town Center process to mitigate negative impacts on the neighborhood and promote bike and pedestrian access to the Town Center area from the neighborhoods;

WHEREAS these goals have been specified by a joint committee representing South South Windmill Run and Scenic Brook Neighborhood Associations as follows:

- 1) Town Center development complies with the City of Austin Water Quality Ordinances, while preserving the currently entitled and existing amounts of impervious cover.
- 2) No direct automobile access is opened between the neighborhoods and the Town Center Area with the possible exception of a new street or streets connecting Highway 71 with the Convict Hill extension and Highway 1826 through both the ACC and West Park PUD properties;
- 3) Green buffer of 300 feet is preserved between neighborhood residences and West Park buildings or amenities;
- 4) Developer undertakes responsibility for sidewalks built in the neighborhoods to allow safe pedestrian access to and from the Town Center area and on streets that will absorb cut through traffic to and from the Town Center area;
- 5) Development is phased so that traffic generated by development increases only to the capacity of existing roadways as determined by a *sound traffic study*;

6) Light and noise pollution into the neighborhoods is limited by insuring appropriate lighting in accordance with Dark Sky Ordinance, development must take/meet the LEED SS Credit 8 pertaining to light pollution reduction;

7) Development must follow COA regulations/limitations specifying amplified music loudness and times of day allowed;

8) Town Center Development must be LEED certified Silver;

NOW THEREFORE BE IT RESOLVED that South Windmill Run and Scenic Brook Neighborhoods under the leadership of OHAN give their support to the development of a Town Center Plan that includes all major properties between Highways 290 and 71 N.

BE IT FURTHER RESOLVED that OHAN supports the goals developed by these neighborhoods as essential to the vitality of our neighborhoods and the prosperity of the Oak Hill business community.

BE IT FURTHER RESOLVED that South Windmill Run and Scenic Brook Neighborhoods, as the neighborhoods most directly impacted, be represented at the table during the Town Center Planning Process.

South Windmill Run Neighborhood Association

President, Karon Rilling

Scenic Brook Neighborhood Association

President, Bettina Babbitt