



Northwood Neighborhood

Traffic concerns and comments re planned Oak Creek Drive apartments

The Elysium Park developer arranged a presentation in February for Northwood; there was much discussion about traffic during the meeting, which continued on NextDoor. Here are some of those posts with comments from people living in Northwood and nearby neighborhoods. Milwood is directly south of Northwood, across Parmer.

https://northwoodaustin.nextdoor.com/news_feed/?post=21878827

subject: PLEASE everyone attend tonight's Elysium Park Meeting

2/26/16

flooding

Susan C from Northwood

Write us off with NIMBY, but I don't want flooding in our streets! Or pulling more properties from Walnut Crossing neighborhood into the 100-year floodplain because of rampant irresponsible development. It has nothing to do with affordable housing; I'd be against building a 90-unit luxury condo building there too. Flood waters gotta go somewhere and they usually do when you pound density where waters like to flow.

traffic

Karyn F from Milwood

I spend only a brief amount of time in Northwood as I live/rent in Old Milwood however I. CAN'T STAND the traffic delays one can very easily get caught in exiting via Tamarack and Silver Creek in order to head east on Parmer. The elapsed time can be as brief as thirty seconds to as long as five minutes depending on when I exit Tamarack and my timing for the light at Amherst. I simply can't imagine the impact of more traffic. And flooding? Yikes. I realize many may not share my wildlife concerns but it saddens me that we keep taking away the few remaining habitats available while complaining about the influx of coyote and fox and other critters.

traffic, flooding

NancyG H from Northwood

Please allow me express a couple of points to enlighten Rachel and Harrison who are our beloved Millwood neighbors that have spoken out. I appreciate and respect your point of view and agree there is plenty of "Not In My Back Yard" attitudes around Austin.

Yes, it is sad when people selfishly fight to maintain the quality of their neighborhoods where they either pay high rent or interest on six figure mortgages with their blood sweat and tears. The average person does not like change and reacts with resistance. It is probably a normal reaction to fight change.

I can assure you the points you brought up are not the mark of what the issues are with this neighborhood. We live here and come and go on a daily basis and have an intimate familiarity of the traffic patterns and issues that go with getting in and out of this area and the creek when it floods. *Continues on next page*

POINTS TO CONSIDER RE TRAFFIC:

(May I suggest pulling up a google map to enhance visual clarity?)

Northwood had 4 avenues of exit... Tamarack, Silver Creek, Ganymede, and Oak Creek. The majority of the people in this neighborhood exit at Silver Creek on the Parmer Lane side of our neighborhood, or, from our only choice on the MoPac side, which is Oak Creek. I don't need to point out that both MoPac and Parmer Lane are major traffic arteries for this city and we have no other options but to exit onto these. On Tamarack, you may only take a right onto Parmer so, that exit is rarely used to leave the neighborhood.

Now for fun, let me take a gander at the exits Millwood uses for a moment.

I beg forgiveness for any ignorance shown, as I don't live and drive in this neighborhood daily like I do mine and am not 100% familiar with traffic issues that exist for you.

When I look on a map, I see Europa, Adelphi, Ganymede, and Amherst exit on the Parmer side of your neighborhood with the ability to turn either direction onto Parmer Lane. Three of these streets do not have a traffic light that piles waiting cars up into your neighborhood throughout the day as is in the case of Silver Creek.

Amherst, the four lane street with no houses facing it, channels neighborhood traffic to and from Adelphi, Gable, Cassady, Havelock, Dugan, Mosley, Tattershall, Scribe, Skipton, Tarragona, Hawkshead, and Eton toward the lights at either Parmer Lane or Duval. The Parmer lane light, lined by businesses, has an extra turn lane to accommodate heavier traffic volume, which again, does not affect the front of homes in your neighborhood.

You have further options to exit your neighborhood via Adelphi by the Waters Park traffic light, and Oneal, which, like Oak Creek, comes out on the feeder road of Mopac and high speed traffic. These streets do not seem to be a much-used avenue for exiting your neighborhood.

The other exit is another one that comes out onto Duval via Aspendale.

I must say, you have quite a nice variety of options to come and go from your neighborhood.

RE: RAILROAD CROSSINGS

You deal with the railroad crossing at Adelphi and Waters Park, where there is a significantly lower traffic volume and speed than at the Mopac feeder road at Oak Creek. You do not have to sit where the speed limit is 60 mph and wait for a train to pass praying you don't get rear ended by a chunk of speeding metal that fails to notice you waiting to pull into your neighborhood. Cars travel down the feeder road and also exit Mopac going 50-65 mph heading for the light at Parmer Lane. It is downright scary most of the time.

One further tidbit of information regarding Oak Creek is there have been numerous traffic deaths (5) at this intersection over the years. An accident there less than two weeks ago had emergency vehicles present for over three hours. **Had this accident occurred during a busy time of day, all traffic would have had to be re-routed to enter/exit via Silver Creek.**

RE: THE CREEK AND FLOODING ISSUES

The same creek that crosses under Oak Creek crosses under Waters Park Road and Oneal. These two roads have been closed numerous times when the creek floods. Flooding here forcing you to take alternative routes from your neighborhood.

Last year, I was in the parking garage at the Baylor building at Oak Creek during a severe storm about **10-15 feet away from the creek. In a matter of minutes, water jumped the banks of the creek and flowed into the garage to a depth**

of 5-7” deep over the floor of the garage covering almost the whole floor. It was 3” from the undercarriage of my car. Again, the creek is at least 10-15 feet away. Flooding poses a real concern especially when you have experienced a flood first hand.

The water of this creek flows very strongly when in a flooded state and this property is not the best place for a larger population of people to reside.

My view is that we face very different issues around how traffic comes and goes out of our neighborhoods. The truth is this complex would significantly affect traffic in a neighborhood with the issues I have commented on. I have lived in this neighborhood since 1985 and am intimately familiar with both neighborhoods. We have a unique traffic situation here that in no way compares to the usual setup of most neighborhoods.

I invite you to open your mind and drive by this proposed site to take a real-life look at it through the eyes of someone who lives here to gain understanding that NIMBY is truly not the issue here nor issues around growth or affordable housing.

It is just that, in all honesty, what is being proposed for this site is a very poor fit for this location and all concerned except for the developer’s pocket.

It is not my intent to be defensive or throw out a negative response to your opinions, which I can respect. I am humbly offering a perspective that may increase your understanding as to why this neighborhood is reacting the way it is to this project. Thank you for reading my long-winded thoughts on this.

I pray that only the highest good for all concerned happens around the issue of developing this property and we all live happily ever after!

traffic

Shannon W from McNeil Drive

So many excellent points, Nancy! To add to your description of the traffic conditions:

I drive out of McNeil Drive onto the southbound access road of MoPac every weekday morning between 7:30 and 7:45am for a 6 mile commute to Steck Ave. At this time, all 3 lanes of the access road are packed with so many toll road-avoiding commuters coming in from Round Rock and elsewhere to the point that one cannot get over to the left to attempt to enter onto MoPac.

One must proceed on the access road past Oak Creek to the Parmer intersection, wait through several cycles of the lights to finally cross and attempt to move left to get into MoPac past Waters Park.

At this same point, hundreds of cars are moving right, attempting to exit MoPac to use Duval as a connector for 183/Research and/or to reach the North Austin Medical Center complex. It is total gridlock and I spend the majority of my 40 minutes in the car just trying to get past the Duval exit. That's 40 minutes to drive 6 miles!

Numerous serious car crashes have occurred near the intersection of Scofield Ridge Parkway & MoPac, as well as at the RR crossing just south of there. These most often occur during morning rush hour.

Adding a reported 200+ new trips per day by 100+ new drivers attempting to access MoPac from this same area is a terrible idea.