

It's NOT RIGHT for the SITE!



**Neighborhood Concerns About
the Proposed
Westlake Sports Complex
on
River Hills Road**

www.nottherightsite.com

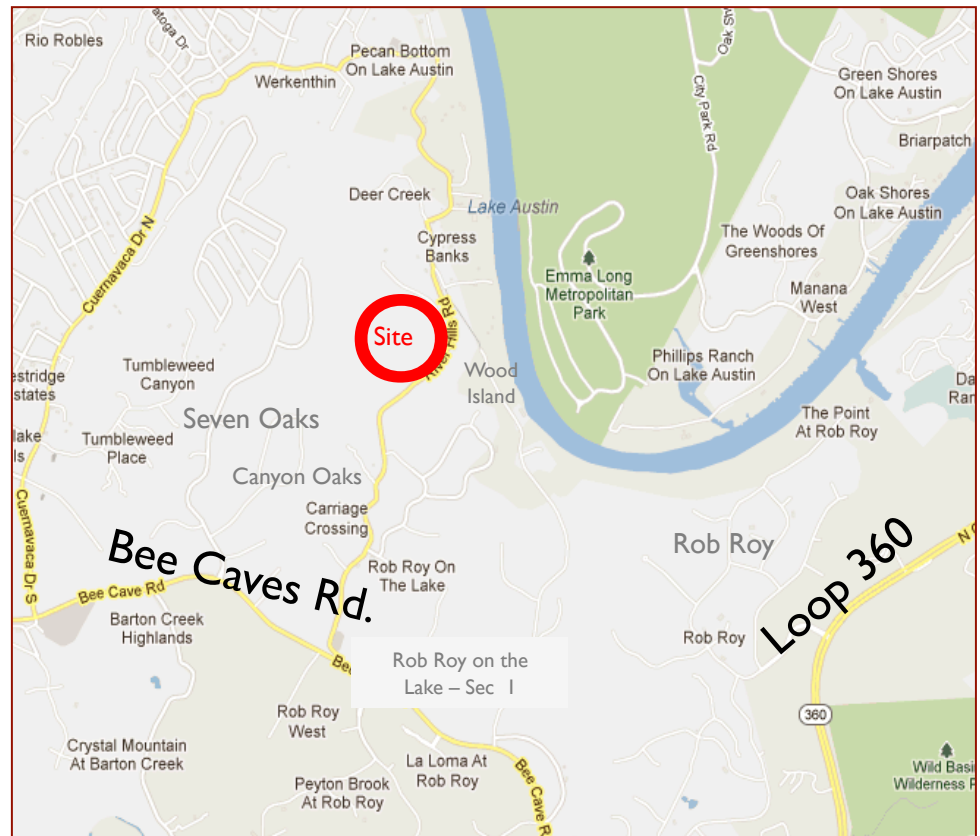


Westlake Neighborhood Alliance

Note: All WNA information and estimates contained in this literature will be updated from time to time as more information about the Sports Complex becomes available.

Where is the Site?

- ◆ Site located 3 miles west of Bee Caves Rd./Loop 360 intersection.
- ◆ On River Hills Rd. – one mile into a residential area.
- ◆ No other commercial businesses nearby.
- ◆ Approx. 500 yards from Lake Austin.
- ◆ Over 15 subdivisions in 1 mile radius of site.
- ◆ Across from Emma Long Park



Complex is HUGE and UNPRECEDENTED !



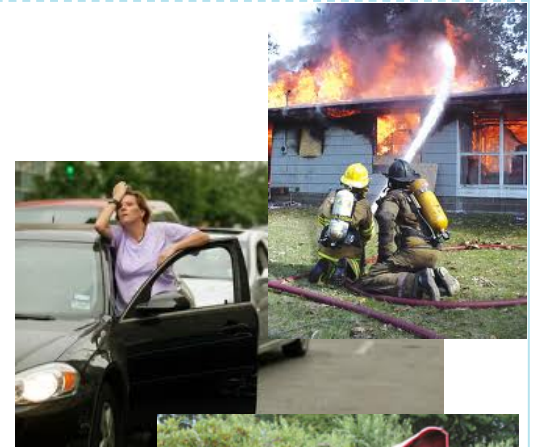
- ◆ NOT a neighborhood park – a Regional Megaplex.
- ◆ May have significant or even predominately adult usage.
- ◆ For-profit returns to investors of 15%–18%.
- ◆ Open 6 a.m. to 10:30 p.m. 365 days/yr.

- ◆ 669 Parking Spaces – more than Wal-Mart or 2 HEB's. Our traffic report shows they're 410 spaces short.

Dangerous Access

- ◆ **Dangerous Road:**

- ◆ River Hills Rd. is the sole access to the site.
- ◆ Road is dangerous – narrow (10' lanes), curvy, rural road, with many blind 90-degree turns, and no shoulder in many areas.



- ◆ **Dangerous Intersection:**

- ◆ Per TxDot, a full light at intersection is not in the plans due to problematic configuration and estimated \$4M expense.
- ◆ Traffic queues could be over 1 mile in length (back to the Sports Complex).
- ◆ Traffic issues make fire and ambulance response times unsafe and potentially life threatening.

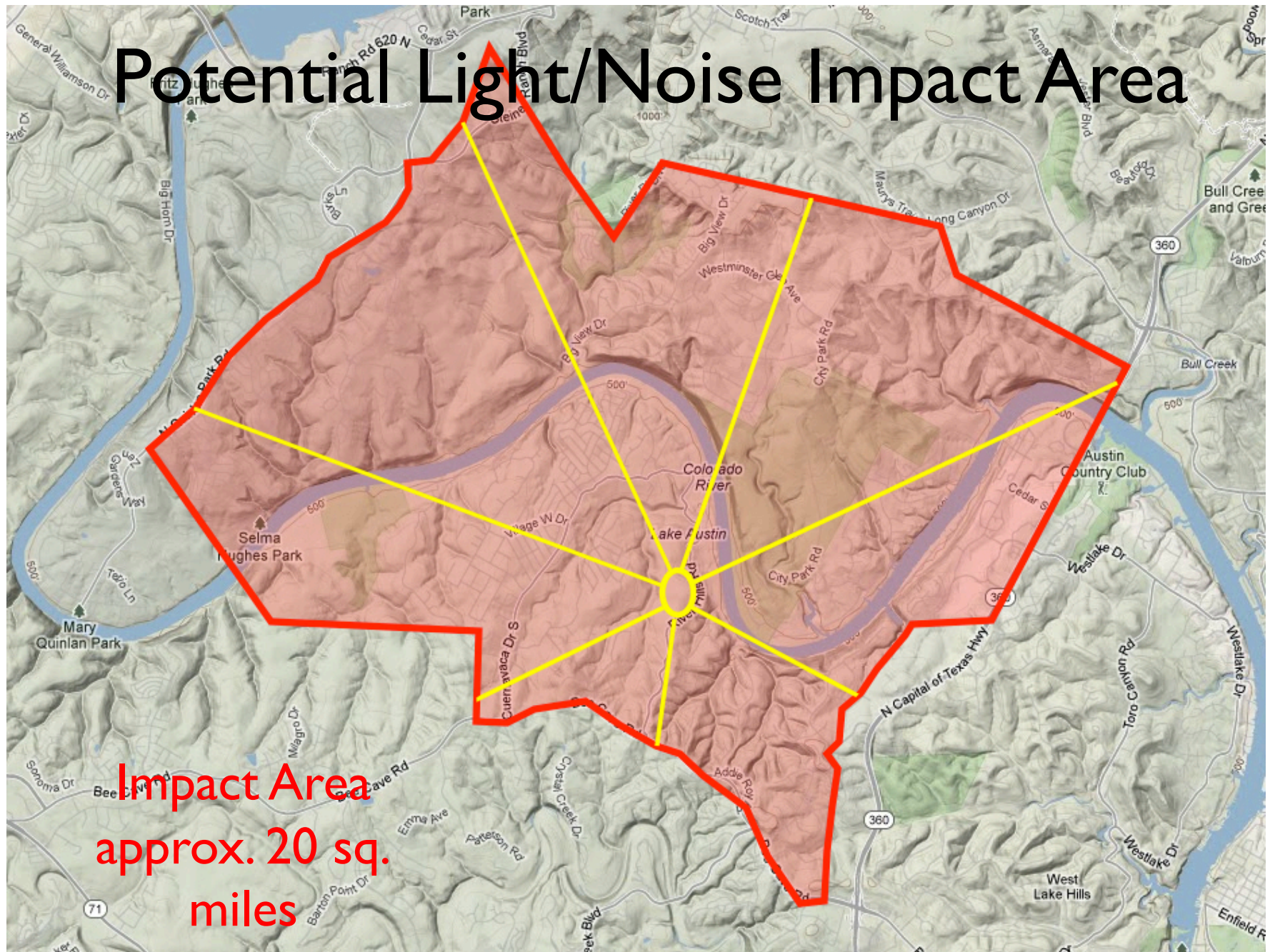


Major Noise and Light Issues to Come !

- ◆ Megaplex to have bright field lighting & amplified sound systems.
- ◆ Unique hilltop location makes megaplex a “lighthouse” over Lake Austin and the Hill Country.
- ◆ Estimated Light and noise impact area is approx. 20 sq. miles!
- ◆ Directly across from Emma Long Park (City Park).



Potential Light/Noise Impact Area

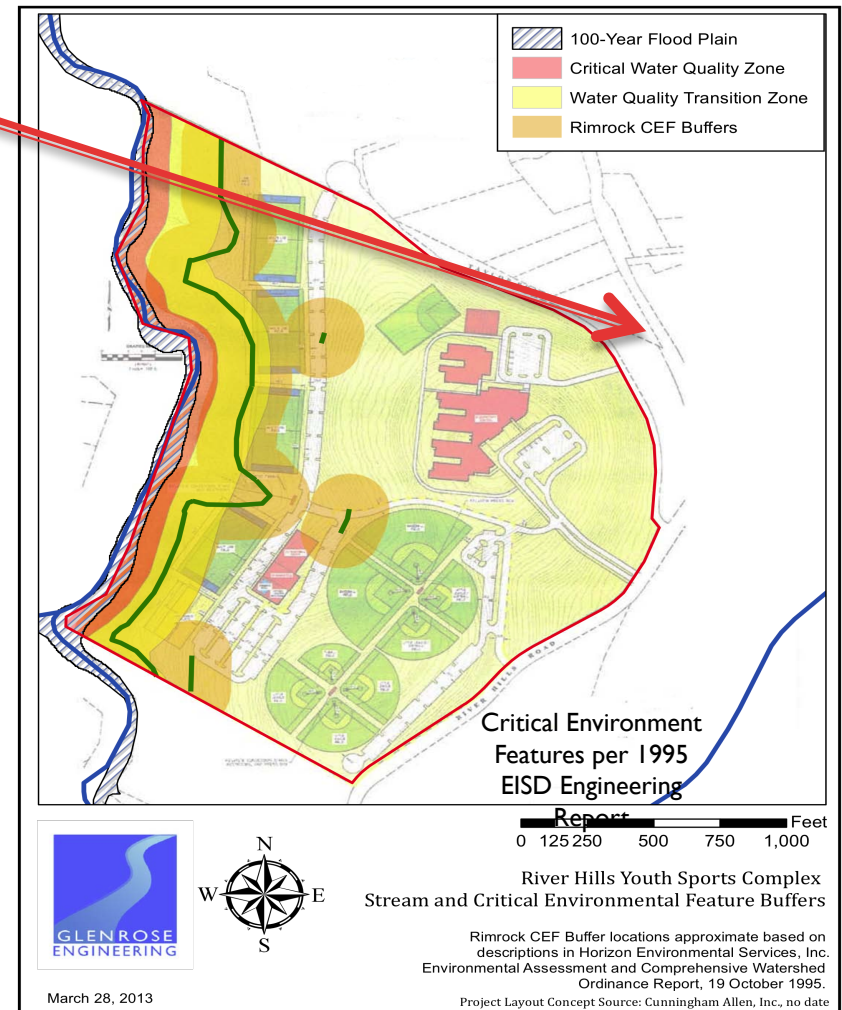


Impact Area
approx. 20 sq.
miles

Environmentally Sensitive Site

Adjoining Property is 88-acre Ecosite
used by several schools

- ◆ Many Critical Environmental Features located on site.
- ◆ Significant cut and fills, some over 30 feet, required for all fields.
- ◆ Hilltop location has 200+ feet of topo.
- ◆ Home to endangered species.
- ◆ Runoff from the site discharges into nearby Lake Austin – the source of area drinking water.



Property Values Plummet!



- ◆ Potential loss of home values to area residents. One homeowner's **appraisal dropped 27%** after announcement of project.
- ◆ WNA estimates 10% avg. loss in the value of property in area = **\$33 million lost.**
- ◆ Area home sales have already seen tremendous negative impact from the Proposed Sports Complex



Solution: Neighborhood Parks



- ◆ Most area sports leagues simply want fields – no preference for Mega Complex.
- ◆ Smaller neighborhood parks solve many of the problems – traffic, safety, lost property values, environmental impact, etc.

