Kalahari Project

- Thank you for coming. Start on your left, and work your way around the room
- This open house is a less-formal format that allows for better communication between residents and City staff, Kalahari representatives
- Feel free to ask questions of staff and Kalahari representatives as well as to write down comments on the notepads provided
- Feel free to take time to mull things over and send us an email with your comments, questions, concerns to kalahari@roundrocktexas.gov

Kalahari Project

- All of the comments submitted will be documented and presented to the City Council
- The information presented tonight will also be presented at the May 18 open house
- These open houses are not required by statute, however the City values your input and strives to maintain an open development process

Why Kalahari

- It is projected that Kalahari will bring in approximately $4.7 million in annual net, direct tax revenues to the City in the first 10 years of operations
- Kalahari will diversify employment opportunities in Round Rock, and will hire at least 700 for varying experience levels including: full time, salaried, part-time and hourly positions
- The Convention Center will provide currently unavailable large-scale meeting and exhibition space; It represents a valuable new industry for Round Rock that improves our economic diversity

Why Kalahari

- Kalahari will invest at least $350 million in the project, which will create significant property tax revenue to Round Rock ISD, with minimal impact on school district operations
- The City believes the project will attract additional business, development, and investment in Round Rock and Williamson County, further adding to the property tax base
- Many of the resorts offerings – including an indoor-outdoor water park, multiple restaurants, and a day spa – will be open for local patrons to enjoy


Old Settlers Park
Dell Diamond
Wastewater Treatment Plant
U.S. Hwy 79
Kenney Fort Blvd
Kalahari Project Site
Forest Grove
Brushy Creek
Lake Forest
Sonoma

Project History

June 15, 2016 - Kalahari Resorts and Conventions announced its intent to build a resort, indoor water park and convention center in Round Rock

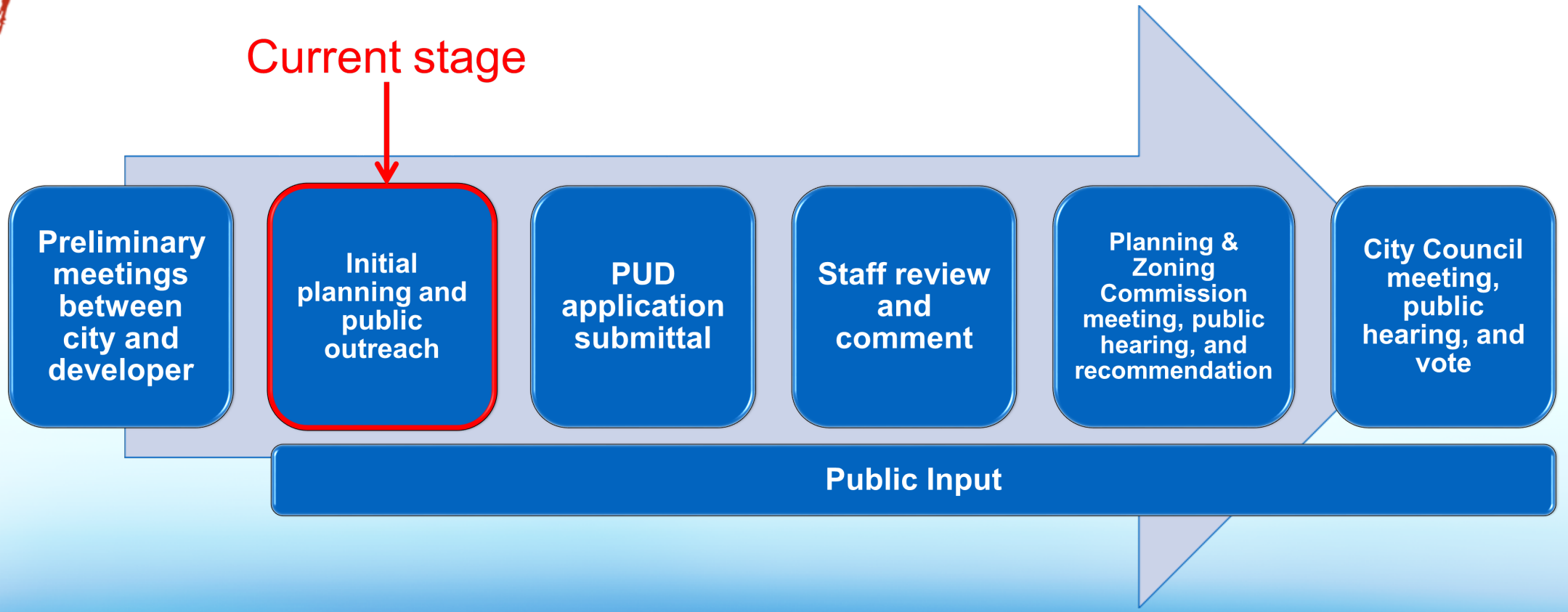
June 23, 2016 - The City Council approved a non-binding memorandum of understanding with Kalahari

Dec. 15, 2016 - The City Council approved a series of contracts, including a ground lease and economic development agreement, with Kalahari at its meeting

Dec. 20, 2016 - The City purchased 351 acres for the project; Kalahari made a $17 million initial lease payment to the City the same day

Jan. 26, 2017 - The City Council approved the purchase of an additional 1.5 acres for the project

Planned Unit Development (PUD) Approval Process



Concerns Expressed So Far

- In monitoring feedback on the City's social media accounts and emails to kalahari@roundrocktexas.gov the following prevalent concerns have been noted:
    - Traffic
    - Noise
    - Water usage
    - Potential impact on property value

(This link will take you to a document showing input received about the project)

Transportation

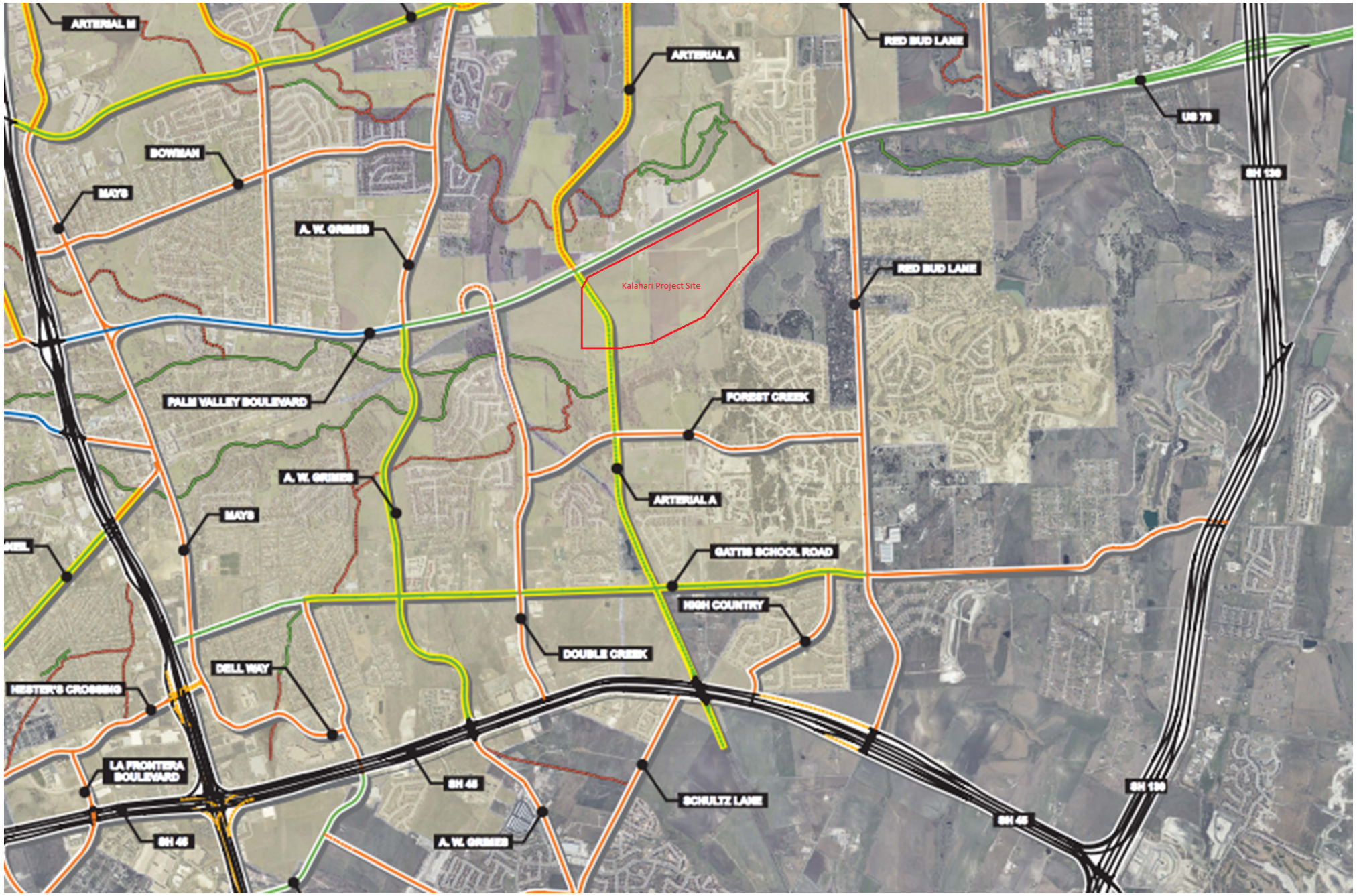
- Connections and improvements coming to U.S. 79 and Kenney Fort Blvd. specifically for this development

- This project is large, but visitors to the resort likely won't have much of an impact on rush hour traffic because they won't be on an 8-to-5 schedule. They'll come and go throughout the day

Transportation

- City will issue $30 million in bonds for on and off site improvements that will be repaid by revenues generated by the project

- Much less of a rush hour traffic impact than a 1,400 home development


ARTERIAL M
BOWMAN
MAYS
A. W. GRIMES
PALM VALLEY BOULEVARD
A. W. GRIMES
MAYS
DELL WAY
HESTER'S CROSSING
LA FRONTERA BOULEVARD
SH 45
A. W. GRIMES
ARTERIAL A
Kalahari Project Site
ARTERIAL A
SCHULTZ LANE
DOUBLE CREEK
HIGH COUNTRY
GATTIS SCHOOL ROAD
FORREST CREEK
RED BUD LANE
RED BUD LANE
US 79
SH 130
SH 45
SH 130
Roadway Legend
Freeway
Freeway (New Location)
8 Lane
8 Lane (New Location)
6 Lane
6 Lane (New Location)
4 Lane
4 Lane (New Location)
2 Lane
Bicycle Facility
Feature Legend
Existing Trails
Proposed Trails

Public Safety

Police

- Private Kalahari security team
- Proactive community policing
- Firsthand knowledge of resort operations
- Family resort

Fire and EMS

- Fire Department impact is estimated to be less than 1 call per day for an EMS related incident
- Not anticipated to negatively impact our ability to respond to calls
- Will be a modern facility meeting new building code safety requirements


Old Settlers Park
Dell Diamond
Wastewater Treatment Plant
U.S. Hwy 79
Kenney Fort Blvd
Kalahari Project Site
Forest Grove
Brushy Creek
Lake Forest
Sonoma

ILLUSTRATIVE PLAN

DRAFT Phase 1 Site Plan



KALAHARI RESORT AND CONVENTION CENTER
2017.04.24

Uses Requested by Kalahari

Phase 1: ~150 acres near Kenney Fort Blvd and U.S. 79

- 975 room resort hotel + guest houses (“Nyumbas”)
- 200,000 sq. ft. convention center
- 200,000 sq. ft. indoor water park
- Outdoor water park
- Indoor and outdoor family entertainment center
- Wedding venue
- Recreational lake
- Spa
- Employee housing
- Restaurants
- Retail
- Small amphitheater/outdoor music venue
- Trails
- Ropes course
- Bowling alley

Potential Future Uses

- Theme park
- Petting zoo
- Aquarium
- Retail
- Restaurants
- High-tech golf driving range
- Movie theater
- Other hotel
- Pet retreat
- Gas station and convenience store (oriented to Kenney Fort or U.S. 79)



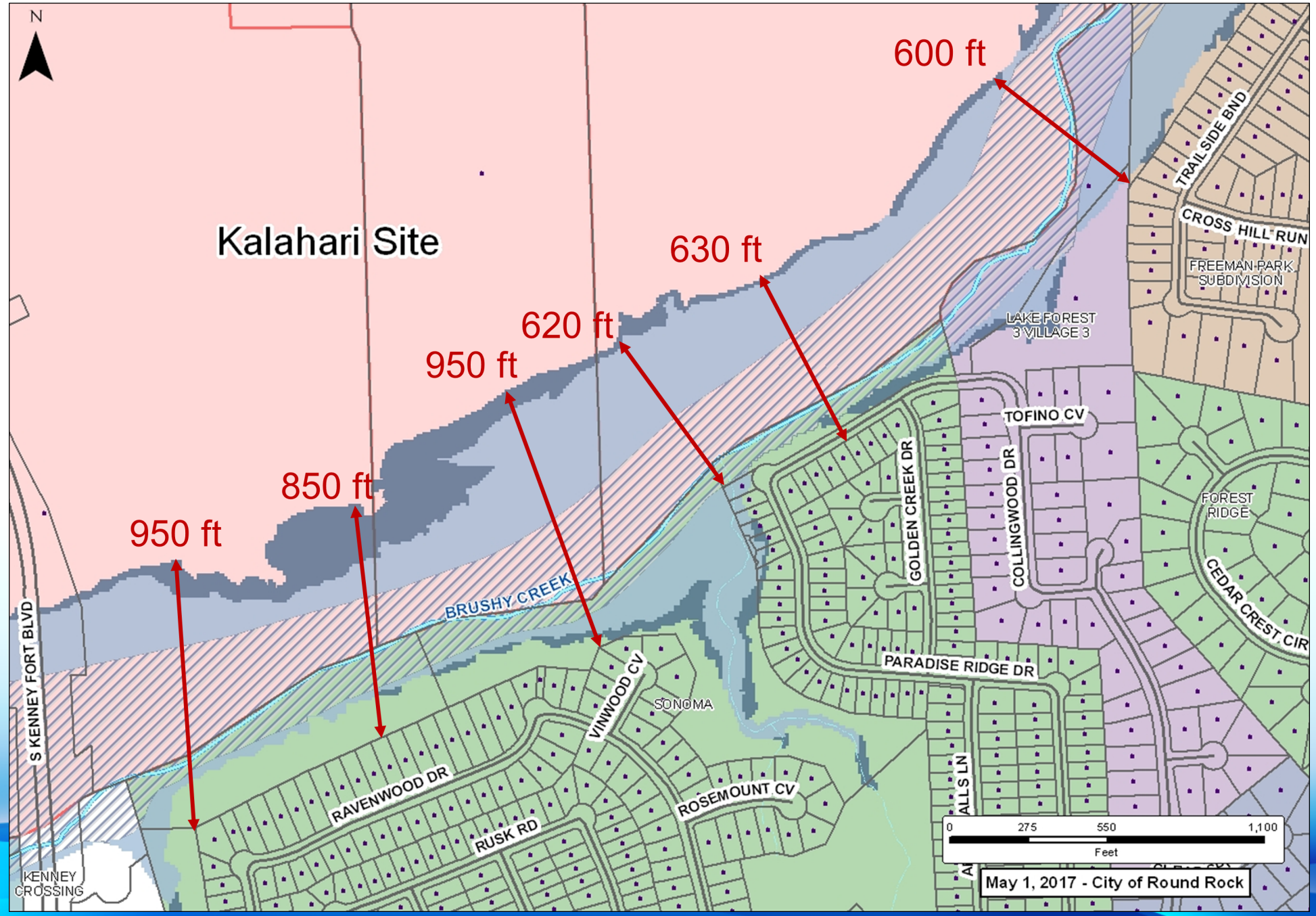
KALAHARI RESORTS AND CONVENTION CENTER ILLUSTRATIVE MASTERPLAN

Methods to mitigate impact on neighbors

- Site design
- Distance buffers from creek
- Enhanced landscaping
- Fencing
- Shielded, directional lighting

Proximity to Homes

(Non-developable area)



Legend

FEMA FLOODPLAIN

- Floodway
- 1% Annual Chance (100yr)
- 1% Approx. (100yr)
- 0.2% Annual Chance (500yr)

Utilities

Potable Water

- The City's long-term water plan has been developed with large commercial projects in mind, so we have ample supplies now and in the future to serve a project like Kalahari Resorts.
- The entirety of the Kalahari operation is predicted to use in the range of 180,000 to 260,000 gallons of water daily. Even after Kalahari is operational, the City will still have more than 26 million gallons per day of available capacity.
- This project will not require any additional supply, infrastructure, or treatment capacity

Reuse Water

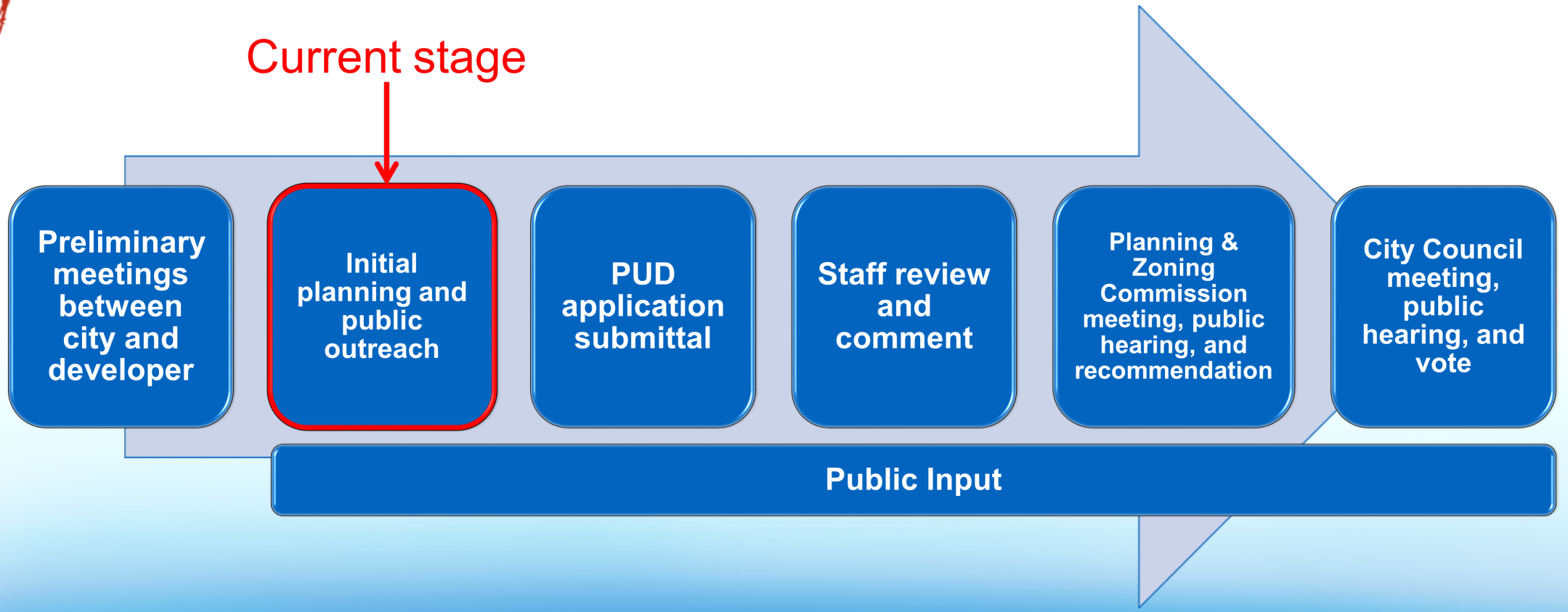
- Sufficient reuse water capacity is currently available which offsets future peak potable water demand
- The City is encouraging Kalahari to connect and use reuse water; however, property owners are allowed by State law to use groundwater for irrigation purposes

Thank You for Coming!

Feedback methods:

- Write comments on the notepads provided
- Email kalahari@roundrocktexas.gov
- All input received will be shared with the City Council

Planned Unit Development (PUD) Approval Process



Where to get project information?

www.roundrocktexas.gov/kalahari

Feedback methods:

- Write comments on the notepads provided
- Email kalahari@roundrocktexas.gov
- All input received will be shared with the City Council

Citizen Responses

- Email Communication with kalahari@roundrocktexas.gov
- 50 total emails beginning 6/15/2016
- 26 from companies wanting to do business with Kalahari
- Citizen input emails attached
- Social media summaries



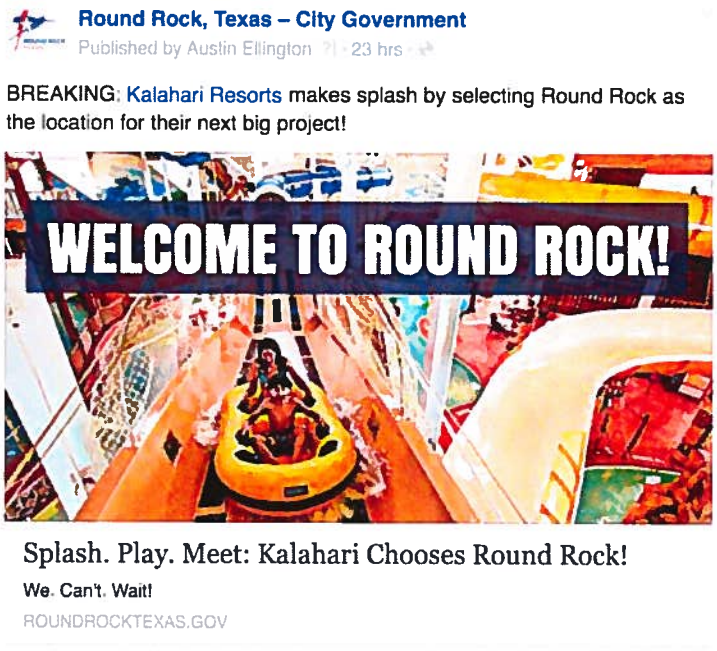
Blog posts:
https://www.roundrocktexas.gov/kalahari-project/2016/06/splash-play-meet-kalahari-chooses-round-rock/

https://www.roundrocktexas.gov/kalahari-project/2016/06/kalahari-project-big-deal/

Kalahari Announcement Social Outreach Overview:

[Facebook]

- 54,875 people reached
- 6,411 clicks on post
- 3,010 reactions, comments and shares
  - 1,886 "likes"
  - 89 "love"
  - 51 "wow"
  - 5 "haha"
  - 5 "angry"
  - 3 "sad"



- 4,734 people reached
- 642 clicks on post
- 219 reactions, comments and shares
  - 143 "likes"
  - 8 "loves"
  - 4 "angry"
  - 1 "wow"



Digital Overview

News item:
https://www.roundrocktexas.gov/news/city-council-vote-dec-15-kalahari-agreements/

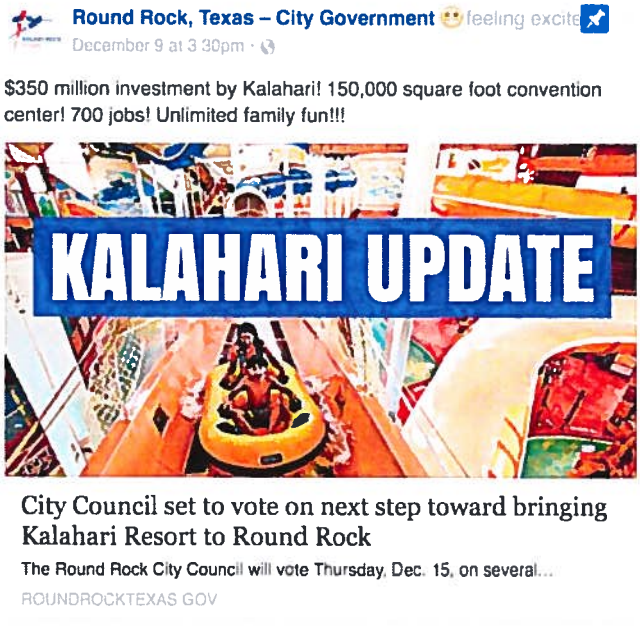
Blog post:
https://www.roundrocktexas.gov/kalahari-project/2016/12/top-5-deal-points-kalahari-agreements/

Updated FAQs:
https://www.roundrocktexas.gov/residents/kalahari-resort-proposal/

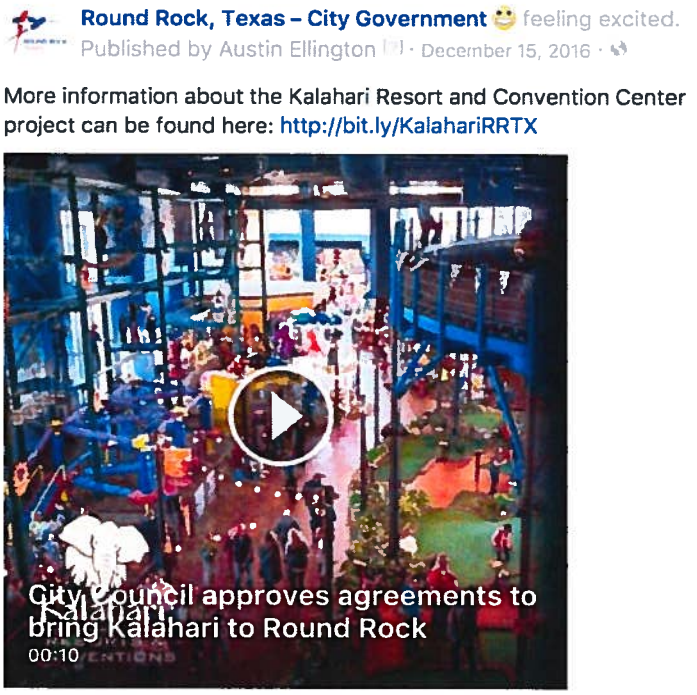
Kalahari Agreement Signing Social Outreach Overview:

[FACEBOOK]

- 10,491 post impressions
- 589 clicks on post
- 225 reactions, comments and shares
  - 143 "likes"
  - 11 "loves"
  - 4 "wows"
  - 7 "angry"



- 9,551 people reached
- 1,114 clicks on post
- 307 reactions, comments and shares
  - 150 "likes"
  - 11 "loves"
  - 7 "wows"
  - 5 "angry"



- 6,879 people reached
- 868 clicks on post
- 178 reactions, comments and shares
  - 93 "likes"
  - 6 "loves"



Joe Brehm

From: Cheryl Black <[redacted]>
Sent: Wednesday, June 22, 2016 8:58 AM
To: Kalahari
Subject: Re: Property Values

Thank you for the additional information. That research makes me feel better.

Cheryl Black
512.461.0244

On Tue, Jun 21, 2016 at 4:02 PM, Kalahari <kalahari@roundrocktexas.gov> wrote:

Hello Ms. Black,

We are not aware of any research or case studies of this nature. In response to your previous email, we spoke with four persons familiar with the Great Wolf Lodge in Grapevine – two Realtors with well-known agencies who specialize in residential sales in that market, a manager at the appraisal district in Tarrant County, and an economic development professional at the Grapevine Chamber of Commerce. If you're not familiar with Great Wolf, it is a chain of family resort/indoor water park destinations and is a competitor of Kalahari. The opinions of the folks we spoke to were that residential market values increased slightly as a result of the Great Wolf development.

I hope that helps answer your question. If there is anything else I can help provide please feel free to let me know.

Thank you,

Joseph Brehm

Community Engagement Administrator

City of Round Rock, Texas

512-341-3148

From: Cheryl Black [mailto:[redacted]
Sent: Tuesday, June 21, 2016 10:50 AM
To: Kalahari
Subject: Re: Property Values

Good morning,

I'd like to follow up on my request. Is there research or case studies regarding the impact on property values that have a similar development nearby?

Thank you,

Cheryl

Cheryl Black

512.461.0244

On Thu, Jun 16, 2016 at 3:47 PM, Cheryl Black <[redacted]> wrote:

> Thank you Joseph. I understand how property values are set and WCAD's role in that. What I am curious about is the "neighboring development" as you mention. Do we have data or examples that show what happens to property values after developments like this go into a community?
>
> Though I realize the City does not determine the property values, I think it would be in the City's best interest to keep them strong and healthy and have considered this when deciding to develop. I am eager to see the same information and research the City considered on this important topic when developing the proposal.
>
> Thank you,
>
> Cheryl
>
> Cheryl Black
>
> 512.461.0244

On Thu, Jun 16, 2016 at 3:36 PM, Kalahari <kalahari@roundrocktexas.gov> wrote:

Hello Ms. Black,

Thank you for reaching out to the City of Round Rock about the Kalahari Resorts and Conventions project. We are actively listening to the community during the life cycle of this project and appreciate your concerns.

Property values are set by the Williamson Central Appraisal District. According to their website, the WCAD compares a home to similar homes that have sold recently and determines the value accordingly. All homes are valued based on the sales of similar properties. Other considerations include age, size, condition and quality of construction of the home. Other factors that go into the valuation of residential property, including national, state and regional economic conditions, as well as neighboring development.

There will be multiple avenues for citizen input as this project develops. We will post those opportunities at roundrocktexas.gov/kalahari. We are also communicating with your HOA president and will notify them of opportunities for citizen input.

Again, we appreciate your feedback and will share your comments and concerns with our City Council.

Joseph Brehm

Community Engagement Administrator

City of Round Rock, Texas

512-341-3148

From: Cheryl Black [mailto:[redacted]]
Sent: Wednesday, June 15, 2016 7:52 PM
To: Kalahari
Subject: Property Values

As a resident at Kenney Fort and Forest Creek, I am concerned with the impact on my property value. I have heard some (not city officials) say it will not hurt us because it is a "world class resort" however Cowboys Stadium is a world class football stadium and I would not buy in the neighborhoods surrounding it.

Is there historical evidence or other data-based information to demonstrate the impact a commercial venture like this will have on local property values? Will there be opportunities to oppose this development?

Thank you,

Cheryl

Cheryl Black

512.461.0244

Joe Brehm

From: Joe Brehm
Sent: Friday, June 24, 2016 3:00 PM
To: Kalahari
Subject: FW: Kalahari Project

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Joe Brehm
Sent: Friday, June 24, 2016 3:00 PM
To: 'Dora Smith'
Subject: RE: Kalahari Project

Hello Ms. Smith,

The water inside the park will be potable water that Kalahari will treat and recirculate. Due to their proximity to the wastewater treatment plant Kalahari will be using treated water on as many items as they can because it much less expensive and better for our water resources.

The land available for development can be suited for two other options. One is for mixed-use development and light industrial, the other is single family residential. If the 334 available acres were developed as a residential neighborhood, which has been proposed to the City, but does not meet our future land use plans, there could be up to 1,336 homes built. Water use is likely to be about the same for options 1 and 2 compared to the Kalahari project, which has an excellent track record with green initiatives.

More specific information is also available on the project website. If there are any other questions I can help answer let me know and I will gladly do so.

Thank you again for reaching out to us Ms. Smith,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Dora Smith [mailto:[redacted]
Sent: Friday, June 24, 2016 2:42 PM
To: Joe Brehm
Subject: Re: Kalahari Project

Mr. Brehm:

Thanks for your reply . Can you please tell me exactly what is the "water" in "water park"?

Would the recycled water be used for all lawn watering, and to fill the lake?

Otherwise I see another rich boondoggle publically displaying the use of great scads of water that ordinary people aren't allowed to use for good reason.

Thanks!

Yours,
Dora Smith

From: Joe Brehm
Sent: Friday, June 24, 2016 2:09 PM
To: [redacted]
Subject: Kalahari Project

Hello Ms. Smith,

Thank you for expressing your concerns about the water use of this project. As we were exploring this type of development that was one of our major points of interest to research. The entirety of the Kalahari operation is predicted to use in the range of 180,000 to 260,000 gallons of water daily. The company has an excellent water-recycling program already implemented in its other properties. And, because of the property's proximity to the City's wastewater treatment plant, Kalahari has expressed an interest in purchasing reuse (non-drinkable) water for some uses. Guests in the hotel rooms will consume the most water, but Kalahari has a strong record of implementing many water and energy conservation measures. Details of the resort's projected daily water usage in other locations include: hotel rooms (47%); restaurants (19%); water park (19%); meeting space (6%); public space (6%); and retail shops (3%). The City of Round Rock gets its water from a number of sources, including Lake Travis, Lake Georgetown, Stillhouse Hollow Lake and the Edwards Aquifer.

Even after Kalahari is operational, the City will still have more than 26 million gallons per day of available capacity. The City has master planned water use for the ultimate build-out of the City based on a water demand per acre. The future land use for this property was planned to be a commercial development, which is what Kalahari is considered. By utilizing the City's water reuse system, Kalahari will be able to reduce its overall impact on the City's potable (drinkable) water supply.

I hope this helps address your water concerns about the project. If there is anything else I can help with please feel free to let me know.

Thank you,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Dora Smith [mailto:[redacted]]
Sent: Sunday, June 19, 2016 12:39 PM
To: _Council Forward <citycouncil@roundrocktexas.gov>
Subject: Proposed water park is a scandalous waste of water that the area does not have

Round Rock City Council members:

You must have lost your minds, to want to put a water park in Round Rock. The people of Round Rock struggle to obey the area's water restrictions and keep grass on their lawns. The wealthy flout water restrictions, and everyone sees them do it.

The fact is, this region does not have enough water for such a thing.

A water park would be far more appropriate to San Antonio.

The rice farmers down river would have a field day over such a irresponsible waste of water!

If you want to put in a luxury hotel development, fine, but don't be wasting water.

Yours,
Dora Smith
1902 West Loop Apt B
Austin, Texas 78758

Joe Brehm

From: Kalahari
Sent: Tuesday, June 28, 2016 3:41 PM
To: 'Gregory Allen'
Subject: RE: Brassy Creek Trail: We do not want people from the Resort coming into our neighborhoods

Hello Mr. Allen,

Thank you for taking the time to reach out to us about the Kalahari project. As the project progresses we will be working with Kalahari to address neighborhood concerns as best we can.

To your first point, we view the trails as an asset for the entire community to use. Both residents and visitors are encouraged to take advantage of the scenic opportunities that Brush Creek provides. That being said, we think it is unlikely that guests from the resort will be interested in venturing off the trail to explore the nearby neighborhoods.

Sound is one of the potential impacts we will be closely monitoring during the planning process. Since Kalahari is still in the early planning stages, they do not have a site plan as of yet. They have committed to us and to the leaders of the surrounding neighborhoods to be a good neighbor. They have indicated that they would be willing to face the potential noisier parts of the development toward U.S. 79. The buffer zone of Brushy Creek and its trees between the site and the neighborhoods is very important to mitigating potential impacts to the neighborhood. We do not have any estimates of decibel levels but we expect the operations of the site to be a lower decibel level than Friday home games at the Dell Diamond when the Express set off their fireworks.

The visibility concern is one we can monitor as the site plan is being developed. Our desire is to protect the existing buffer zone of tall trees along Brushy Creek as well as exploring any options that can add to the visibility barrier. You may not be aware there is already zoning in place for mixed uses on the 145-acre Bison property in the form of a Planned Unit Development (PUD). The PUD allows for a 35-acre "Main Street" style development that would include a hotel up to 15 stories tall, and 50,000 square feet of retail and 350,000 square feet of offices. It also allows for a 47 acre business park development, with building heights from 2 to 5 stories, 400 units of townhome development, 8 acres of retail development and 20 acres of open space and greenbelts. There is an additional 218 acres at the site with planned zoning for light industrial, with 5-story maximum building heights. That would yield up to 4.3 million square feet of business park/light industrial development. Kalahari has indicated to us that they are considering an 8-story hotel.

We have developed a Q&A about the project on the City website at http://www.roundrocktexas.gov/residents/kalahari-resort-proposal/. It has a lot of information as well as the current status and next steps of the project. There will also be neighborhood meetings in the future so that we can hear thoughts and concerns from residents about the project. We will be announcing them as they are planned.

Thank you again for expressing your concerns. We take them seriously and will be very mindful of them as we work with Kalahari on developing the site plan and project. If there is anything else I can provide in the meantime please feel free to let me know.

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Gregory Allen [mailto:g[redacted]
Sent: Monday, June 27, 2016 8:15 AM
To: Kalahari
Subject: Brassy Creek Trail: We do not want people from the Resort coming into our neighborhoods

Hello,

We just purchased a home in Forest Grove right next to the trail. When buying our home we were never informed that the land on the other side of the Brushy creek trail was going to have a resort on it. If this was the case we would have never purchased where we did.

We have several concerns:

- Are house is right across the street from one of the trail entrances. We do not want people from the resort coming into our neighborhoods. Allowing visitors to the use the trail will cause unwanted foot traffic in our area and more crime.
    - How will this be addressed and what is the plan for this?

- Noise: our area is very quiet now
    - How will you address the Noise pollution from the resort?
    - What is the expected Sound Decibel level from the resort?

- Line of sight: We currently have no view of the field area except during the winter time in some spots
    - How will you address any view issues that the Resort is visible from our neighborhoods?

Thank you for your time,

Gregory R Allen | 512.954.[illegible]
[illegible] Round Rock, Tx 78665

Joe Brehm

From: Joe Brehm
Sent: Wednesday, June 29, 2016 2:30 PM
To: Kalahari
Subject: FW: Kalahari Water Park, Hotel and Convention Center

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Joe Brehm
Sent: Wednesday, June 29, 2016 2:30 PM
To: 'James W. Bell'
Subject: RE: Kalahari Water Park, Hotel and Convention Center

Hello Mr. Bell,

Thank you for offering to share your architectural expertise with us. We will gladly accept that offer. We are still very early on in the process and Kalahari hasn't finished with their site plan yet. I think one of the best options is to invite you to one of the public open house meetings we will host once Kalahari has submitted their plans. We envision several stations throughout a large room addressing various aspects of the project like transportation, water, site plan, etc. During those meetings we will have our team there and hopefully representatives from Kalahari that will be available for you directly. Plus, we can take all of your comments and include them in the process going forward. We will be planning those meetings in the near future and if you like I can send you an invitation when we have one scheduled.

Truly, thank you for offering to share your technical expertise with us. We really appreciate it sir.

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: James W. Bell [mailto:[redacted]
Sent: Wednesday, June 29, 2016 1:09 PM
To: Joe Brehm
Subject: Re: Kalahari Water Park, Hotel and Convention Center

Joseph Brehm,

June 29, 2016

Community Engagement Administrator

City of Round Rock, Texas

RE: Kalahari Water Park, Hotel and Convention Center

Dear Mr. Brehm

Thank you very much for responding to my email. After reading the latest blog, I can see why the City of Round Rock is interested in attracting this type of facility.

I realize there are those who believe this will be an excellent addition to our City and are excited to see what this project provides.

Perhaps many people just want to have fun and don't much care about a Disney-level of quality. I hope we can achieve a balance of a basic functionality and a high level of aesthetics.

If you wish, I would enjoy meeting with you to review the site plans, traffic master plan, building plans and details, and crowd control issues. I may be able to comment on issues that have not been considered.

Thank you,

Jim Bell

Architect Emeritus

Registered Accessibility Specialist

512.820.3967

CC: Tara Ambrose, Assistant to the Mayor and Council

-----Original Message-----
From: Joe Brehm
Sent: Jun 24, 2016 2:37 PM

To: "[redacted]"
Subject: Kalahari Water Park, Hotel and Convention Center

Hello Mr. Bell,

Thank you for taking the time to reach out to us about the Kalahari project. We appreciate hearing from residents about potential projects. Also, thank you for taking the time to research the project on our website. We've recently added a new post to the blog section that might touch on your quality concern. Here is a link to that blog post. We are in the very early stages of this project. Last night the City Council approved a memorandum of understanding with Kalahari, however a development agreement and zoning changes could take anywhere from three to nine months. Both items are actions that the Council considers during public meetings. Your comments were provided to the Council along with all of the comments we receive on this project. If there is anything I can help provide you with please feel free to let me know.

Thank you sir,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: James W. Bell [mailto:[redacted]]
Sent: Thursday, June 23, 2016 2:39 PM
To: _Council Forward <citycouncil@roundrocktexas.gov>
Subject: Kalahari Water Park comments

To Mayor McGraw and the City Council, June 23, 2016

RE: Kalahari Water Park, Hotel and Convention Center

Dear Council,

In reading the Austin American Statesman, the Round Rock Leader and the City website, it appears that this project is pretty much a "done deal". One article mentions the opportunity for an open discussion with the citizens of Round Rock. As a Round Rock citizen, I can say that neither I nor anybody I know has heard about this opportunity.

If you are convinced that this project – in this location - is best for all the citizens of the City, nothing I say will change your decision. However, I would like to make several points to consider.

1. 1. City's main concern: It appears that the City is more concerned about the tax revenue and new jobs, than the well-being of the citizens and a desire for intelligent, planned growth. If you want to see what happens when a water park company pushes into Central Texas, look at Hawaiian Falls in Pflugerville. They had many problems during construction and after opening (over budget, overdue schedule). They never completed the overall plan for the complex and continue to have problems.

2. 2. Water: Central Texas is more in than not in a draught situation. This study may indicate that the water operates on a recycled basis. But what about evaporation? What about the toilets of 1000 hotel rooms, the restaurants and

the convention facilities? Clearly Central Texas has enough water supply problems due to rapid growth. Adding a high water usage facility like this is irresponsible.

3. 3 Traffic: This study says there is little impact to the existing road system. Have you been in the traffic of an Express game? A water park/restaurants/convention center will have constant traffic all day long. This will be a major impact on all the adjacent roads as well as I-35. There can be no main access from highway 79 because of the train tracks. So is the new traffic expected to transition along Joe DiMaggio Road to Kenny Fort Road, with associated traffic lights, to the main entrance on Kenny Fort Road? None of these roads are engineered for any added traffic.

4. 4 Noise: Nearby residence "may be able to hear activities". Are they serious? Please stand outside any water park and listen at the constant noise level. Then add the continual flow of traffic.

5. 5 Quality: After many years working at Walt Disney Imagineering and learning the highest level of quality for themed attractions and crowd control, I can tell you: this is the lowest level of "bare bones" facilities. I looked at the other water parks on the Kalahari website. What you will have is a two-story concrete tilt-up warehouse building with African scenery painted on the walls. There will be exposed structure, exposed mechanical ducting and exposed lighting. A few plastic giraffes do not make a themed attraction.

Many of the issues can be reviewed and improved but not the location. Please reconsider the location of this facility. Let's continue to review this project in depth and together we can save it from disaster.

Jim Bell

Texas Register Architect

Registered Accessibility Specialist

512.820.3967

Joe Brehm

From: Kalahari
Sent: Thursday, June 30, 2016 4:17 PM
To: 'Kay'
Subject: RE: Water Park

Hello,

Thank you for taking the time to register your concerns about the proposed Kalahari project with us. I have passed them on for our City Council to consider.

I did want to address your valid traffic concerns. With the growth we've had in Round Rock transportation remains one of our top priorities. That is why as we plan for the continued growth of undeveloped properties we take items like impact on transportation into serious consideration. If the 334 available acres at the project site were developed as a residential neighborhood – which has been proposed to the City, but does not meet our future land use plans – there could be up to 1,336 homes built.

This option would have the potential to impact traffic (particularly on U.S. 79) to a much greater extent than Kalahari. For example, Kalahari's traffic from tourists and visitors does not peak at a particular time of day, unlike that of residential neighborhoods whose residents leave for work and come home during peak travel periods.

More specific information is also available on the project website: http://www.roundrocktexas.gov/residents/kalahari-resort-proposal/ . If there are any other questions I can help answer let me know and I will gladly do so.

Thank you again for reaching out to us,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

-----Original Message-----
From: Kay [mailto:[redacted]]
Sent: Thursday, June 30, 2016 6:42 AM
To: Kalahari
Subject: Water Park

This is unbelievable that you would put another high traffic park in this exact location. That entrance into Dell Diamond has enough accidents already--(I have witnessed many there.) This Resort/convention center does not belong here..we don't need to become another Austin traffic jam! Put it somewhere on 35 if you have to have it or on the east side of 130. Let's use some common sense. That area needs more affordable housing, not big business.

Joe Brehm

From: Kalahari
Sent: Tuesday, July 12, 2016 10:08 AM
To: 'Jaydog 91'
Subject: RE: is it going to be the biggest cause i am in Jersey and recently went to your resort in the pocono mountains and to find out theres a phase two that will make it the biggest waterpark in the world!!!!!!! Plus will there be two phases

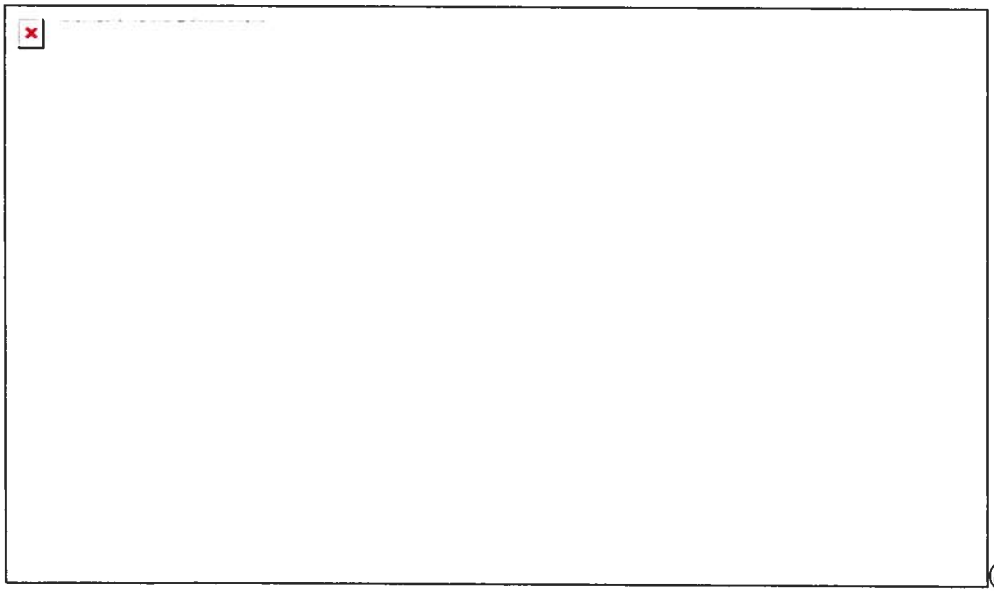
Hello,

Thank you for reaching out to us about the project. The park in the Pocono Mountains is amazing and will only get better with the phase 2 expansion. Kalahari is still planning the park out here so we don't know how big it will be yet but we hope it will be as big as the Pocono park (including phase 2) if not bigger. There is a saying that, "Everything is bigger in Texas", so hopefully Kalahari builds its largest park here. We are very excited about the project and can't wait for it to open in a few years.

Thank you,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Jaydog 91 [mailto:[redacted]]
Sent: Monday, July 11, 2016 1:35 PM
To: Kalahari
Subject: is it going to be the biggest cause i am in Jersey and recently went to your resort in the pocono mountains and to find out theres a phase two that will make it the biggest waterpark in the world!!!!!!! Plus will there be two phases



😂😂😂😂😂😂😂😂😂😂😂😂Cant Wait!!!!!!!!!!

Joe Brehm

From: Kalahari
Sent: Thursday, July 21, 2016 11:12 AM
To: 'John Place'; Kalahari
Cc: Rachel Place
Subject: RE: Round Rock Resort build and concerns

Hello Mr. Place,

Thank you for reaching out to us about the project. We appreciate you taking the time to share your concerns with us, as they are quite valid. Let me begin by stating that we are in the early stages of the project and Kalahari is still developing the site plan. Kalahari has expressed a strong desire to be a good neighbor with the surrounding homes. Together we have meet with the leadership of the surrounding HOA's and we feel Kalahari has a good understanding of the concerns of the neighbors. Their senior leadership will be developing the site plan with these concerns in mind along with strategies to mitigate their impacts as best they can.

With respect to the noise we expressed that as a potential concern very early on. While Kalahari is still working on the site plan they have indicated that placing the resort closer to 79 than to Brushy Creek is more advantageous for them for the traffic sightline on US79. They have also discussed possibly putting the proposed spa (which is a very quiet function) as a buffer between the site and the neighborhoods.

In their other locations, the water park pump room is located underground within the resort itself. There is virtually no noise from the pump room when someone stands 10 feet from the door outside.

You're correct about the large trees at Brushy Creek being a visual barrier during the spring and summer months but during the winter they do lose their leaves. During their site plan development Kalahari will be evaluating what options are available they could install to help with the visual concerns.

You raise a great point about Brushy Creek. That will be one of the many items city staff will review when we receive the site plans. Fortunately, our planners are familiar with building at that area of Brushy Creek with our waste water treatment plan being located next to the site and on Brushy Creek. Our plan review team will be making sure that the Kalahari plans don't expose the Kalahari site to potential flooding as well as making sure to protect the existing homes.

When we receive the site plans we will be hosting an open house for the project and inviting the nearby neighborhoods to attend, review the plans and provide feedback. I would welcome you to join the city and Kalahari representatives when that meeting is posted to let us know what you think.

In case you have not seen them, the city has posted a project information page and blog on our city website that have some great information. Thank you again for reaching out to us about the project. I look forward to hopefully seeing you at the future open house and if there is anything else I can help provide in the meantime please feel free to let me know.

Thank you Mr. Place,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: John Place [mailto:[redacted]
Sent: Thursday, July 21, 2016 10:09 AM
To: Kalahari
Cc: Rachel Place
Subject: Round Rock Resort build and concerns

Hello,
My name is John Place. My property is located exactly where the arrow points to. See the picture below. I have three concerns and wanted to know whom to address those concerns with and some information as well provided.

- Noise of the Resort (Water Generators are noisy as well as operations of the resort)

- Winter time of having to stare are this big resort. The leaves on the trees will fall and I can see the Dell diamond from my front yard.

- Texas floods and Brushy creek. I have seen the flood waters move out 100 yards in the direction of the proposed resort site. My concern is that the resort and architects will design the facility's to ensure that the resort will not flood. The water has to go somewhere and I would be afraid it would be my and my neighbor's property.

I would like to know if there is a representative I could speak with regarding these concerns. And if there have been studies that focus on these issues.

Thank you
John Place
512-917-7240

Joe Brehm

From: Joe Brehm
Sent: Monday, July 25, 2016 11:19 AM
To: Richard Ryberg; Kalahari
Subject: RE: Kalahari resort

Fantastic, I will add you to the list Marcia. I look forward to seeing you then.

Have a great day.

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Richard Ryberg [mailto:[redacted]
Sent: Monday, July 25, 2016 10:57 AM
To: Joe Brehm
Subject: Re: Kalahari resort

Yes I would like to know about all the meetings Incl community input meetings

Sent from Yahoo Mail for iPhone

On Monday, July 25, 2016, 10:38 AM, Joe Brehm <jbrehm@roundrocktexas.gov> wrote:

Hello Marcia,

Thank you for taking the time to reach out to us about our future public meetings to learn more about the project. We are still very early on in the process and Kalahari is currently working on the site plans. Once we receive those we will be holding a public open house for folks to come and learn more about the project. One of the best ways to stay up to date with information and developments on the project is to check on our project blog and project information page. If you like, I'd be happy to add you to the email list for notification when we have the open house scheduled. Would you like me to?

Thanks again Marcia,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

-----Original Message-----
From: Richard Ryberg [mailto:[redacted]
Sent: Monday, July 25, 2016 6:40 AM
To: Kalahari
Subject: Kalahari resort

Hi
What is the date, location & time for the public inform meeting reg Kalahari?

Marcia

Joe Brehm

From: Allison Jones <[redacted]>
Sent: Tuesday, August 09, 2016 4:05 PM
To: Kalahari
Subject: Re: Concerned citizen

Also please review Kalahari animal abuse. We do not need an African-themed second-rate hotel here with a proven track record of taking cubs away from their mothers and abusing them.

Kalahari will deny responsibility, putting it on a third party. Simply put, they should not have these animal exhibits. It is shameful.

Sent from my iPhone

> On Aug 9, 2016, at 3:47 PM, Allison Jones <[redacted]> wrote:
>
> Thank you, Mr. Brehm.
>
> Would love to see that the PUD option was truly explored. A large, well-known, more upscale hotel (your plans allowed for a hotel up to 15 stories) with surrounding mixed-use would be longer-lasting and more beneficial to local residents than a Kalahari, and you would still get your convention center.
>
> The Kalahari deal is embarrassing and frustrating. It is not for us, the citizens of Round Rock. We won't see a benefit, only a tax bill and decreased property values in surrounding areas.
>
>
>
> Sent from my iPhone
>
>> On Aug 9, 2016, at 3:02 PM, Kalahari <kalahari@roundrocktexas.gov> wrote:
>>
>> Hello Ms. Jones,
>>
>> Thank you for taking the time to reach out us with your concerns about the Kalahari project. The project being proposed is both a family resort and convention center with the resort featuring up to 1,000 guest rooms, a 150,000 square foot convention center, an indoor/outdoor water park, and other potential indoor and outdoor activities. The development will also include additional entertainment, recreation and other mixed uses on 334 acres on U.S. 79 across from the Dell Diamond and Old Settlers Park.
>>
>> As a business professional we appreciate your insight. The concept of a family resort and conference center is currently being used in Texas. In Grapevine, there is a Great Wolf Lodge that opened in 2007 which is located less than a mile from the Gaylord Convention Center (a 400,000 square foot convention center with 1,511 room hotel). While Great Wolf has its own waterpark, in between Great Wolf and the convention center is the Paradise Springs Aquatic Park. One of the major reasons the central Texas area was being considered by Kalahari is our proximity to major population centers. Round Rock is located within a 4 hour drive to approximately 90% of the population of Texas (DFW, Houston, San Antonio, etc.). Kalahari has a track record of successfully managing conferences with a family resort and water park at the same location with all three of its other resorts.
>>

>> We feel the project will bring needed diversity to the Round Rock economy, in addition to significant convention and hotel space. We believe this is the highest and best use of this property, in that it will generate significant new revenues to the City while demanding fewer City services than other likely types of development on this site. With the proximity to the currently expanding Old Settlers Park, the proposed project is anticipated to also support the teams and families traveling here for events and competitions at our largest park. An additional benefit of the project versus a 1,200 home neighborhood being developed, is less of an impact on traffic and significant funding for the Round Rock School District.
>>
>> The project is still in the early stages and is not a done deal. We are taking every precaution to protect Round Rock while we continue to evaluate this opportunity. Thank you again for sharing your concerns with us, they will also be shared with the City Council. For additional information about the project and upcoming open houses please feel free to review our project information page and blog.
>>
>> Project information page: http://www.roundrocktexas.gov/residents/kalahari-resort-proposal/
>> Blog: http://www.roundrocktexas.gov/blog/kalahari-project/
>>
>> Thank you again for sharing your thoughts and concerns with us,
>>
>> Joseph Brehm
>> Community Engagement Administrator
>> City of Round Rock, Texas
>> 512-341-3148
>>
>> -----Original Message-----
>> From: Allison Jones [[redacted]]
>> Sent: Friday, August 05, 2016 1:00 PM
>> To: Kalahari
>> Subject: Concerned citizen
>>
>> I find the proposal to bring Kalahari here to be concerning on multiple levels. I am confused...are we getting a convention center or an amusement park?
>>
>> As a business professional, I don't want to attend a conference/convention center with a huge indoor water park. Not peaceful, and the two concepts do not go together.
>>
>> As a parent and a citizen of Round Rock, I honestly do not understand why we would enter into an agreement like this with a small, family-owned business instead of a proven, more nationally-recognized business without kitschy themes that have nothing to do with Texas, or anywhere else Kalahari has built for that matter.
>>
>> I also cannot fathom the need for yet another water park here. Schlitterbahn is just down the road, Rock n River is across the street, and Hawaiian Falls is basically around the corner.
>>
>> We will end up with a huge boondoggle, an eyesore and embarrassment to the city, who will be left holding the bag.
>>
>> For the prices Kalahari charges, anyone in their right mind would prefer Hyatt Lost Pines or Hyatt Hill Country. High-quality hotelier with proven experience. They also can flawlessly manage conferences.
>>
>> I'm sure this deal is somewhat done, and we, the taxpayers, will help line everyone's pockets while our property values plummet. Most of the jobs will be hourly...not exactly a good thing.
>>
>> Still hoping this falls through, just like what happened with Kalahari in Virginia.
>>
>>

Joe Brehm

From: Kalahari
Sent: Tuesday, September 20, 2016 9:48 AM
To: David Ludwig; Kalahari
Cc: 'APM'
Subject: RE: Sonoma Neighborhood Kalahari Committee - Initial Issues List for City and Developer

Hello Mr. Ludwig,

Wow this is very impressive. Thank you so much for taking the lead on this and being so thorough. I really appreciate how this encompasses so many of the potential concerns of the project for Somona (as I'm sure other neighborhoods will share the same concerns). Some of these items I can try to answer now and others I cannot because we do not have site plans as of yet. I will begin working on the questions and forwarding the suggestions/requests to our working team. I will definitely be back in touch.

Again thank you so much for being so organized and friendly with this proposed project. I look forward to working with you sir.

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: David Ludwig [mailto:[redacted]]
Sent: Monday, September 19, 2016 8:04 AM
To: Joe Brehm; Kalahari
Cc: 'APM'
Subject: Sonoma Neighborhood Kalahari Committee - Initial Issues List for City and Developer

Hi Joe,

We met at the Sonoma HOA annual meeting. Since then, as we briefly discussed, I've worked with a small volunteer committee of Sonoma residents to develop the initial lists that follow.

We anticipate, of course, that we will continue to edit and improve this list in the future, either as we think of new concerns, or based on new information as it becomes available. But we wanted to get you (and through you, the developer) this initial list sooner rather than later.

Thanks very much, and I'd be more than happy to discuss this with you at your convenience, pass along information and/or questions to the committee, and/or help begin to plan an event where the city and developer can conduct a meeting with the neighbors.

Dave Ludwig
1917 Paradise Ridge Drive
[redacted]
512-567-0790

Issue	Concerns	Possible Steps to Mitigate
Sight	• Kalahari buildings will be visible from Sonoma. • Kalahari guests will be able to see into Sonoma resident yards.	• Locate tall buildings farther from the neighborhood. • Plant/maintain trees to block views. • Multistory parking garage(s) could have solid wall and placed on property as a visual and sound barrier to the outdoor water park or hotel ability to look into yards.
Sound	• Sounds (guests, equipment, machinery, other) from Kalahari will be audible to Sonoma residents.	• Locate outdoor facilities farther from the neighborhood. • Use barrier fences and or sound absorbing trees or hedges to reduce sound carry. • Limit the hours of operation and lighting.
Traffic	• Through traffic on Kenny Fort will be slowed. • Kalahari traffic will find its way into our residential streets (e.g. Rusk, Forest Creek).	• Ensure large enough turn lanes off Kenny Fort and 79. • Over or underpass from Kenny Fort or 79 to Kalahari, instead of stop lights. • Signage to direct traffic away from neighborhood streets. • HOA increase privacy wall height along Forest Creek/around Sonoma property at the expense of Kalahari or City due to increased traffic.
Light	• Light pollution from Kalahari buildings and parking lot.	• Build parking lot and building light with "upward blockage" shade covering/awnings to minimize light pollution and trap sound. • Perhaps this could also be applied to lighting at Dell Diamond?
Contingency Funding	• If the project fails, either during development or within the first few years, empty buildings could be left on the property.	• Ensure the City has sufficient funds secured and set aside to be able to demolish buildings and restore the land for other uses if the resort fails.
Cell Coverage	• Kalahari guests will impact cell phone coverage for Sonoma residents.	• Ensure adequate planning with cell providers to handle increase of connections and bandwidth.
Smell	• Chlorine, waste, restaurants, etc. may produce odors that carry into Sonoma.	• Locate outdoor facilities farther from the neighborhood. • Ensure proper treatment of exhaust, outdoor pools, etc.
Additional Businesses	• Other non-Kalahari business are likely to build in the area, especially along the west side of Kenny Fort.	• City must enforce proper zoning. • City must ensure adequate planning and enforcement of traffic, noise, light and other impacts. • Require tree barriers between business and street, set-back of businesses from street, or other means to minimize impact of growth.
Brushy Creek Trail	• Kalahari guest access may increase trash and usage on trail.	• Limit resort access to the trail. • Increase patrol of trail, especially on weekends and during the summer. • Ensure adequate drainage plans and mitigation due to increased impervious cover.

	• Resort guests (such as teenagers) may use the trail as an after-dark hangout. • Change in amount of ground cover may increase risk of flooding.	

Sonoma Resident "Questions" about the Kalahari Resort – as of Sept 17, 2016

Question
When will plans be made available for public (us) to view? • We need to have access to various plans to review for suggestions such as: drainage plans and analysis to assure no flooding of Brushy Creek due to significant change in amount of impervious cover, elevation drawings from various points in Sonoma to understand what will be visible, engineering traffic study, site development plan, and ambient noise analysis at various distances from facilities.
What are the phases of development and time lines?
What is the waste disposal plan regarding smell and the resultant noise of removal?
Indoor water park ceiling and walls of other waterparks seem to emit little light from the roof or sides. We would like to know the plans so that we could mitigate lighting from the indoor facility as well and understand noise transmission. What would be the noise level outside of indoor water park?

Sonoma Resident "What We'd Like" from the Kalahari Resort – Version 1.0 – Sept 17, 2016

Issue	Possible Steps to Mitigate
Access to the resort	• Some sort of "Round Rock resident annual pass", at discounted rate. • Ability to bring guests. • Parking discount (or free).
Conference room use	• With appropriate planning, the ability to use conference or meeting rooms at the resort. Such as, for HOA meetings, or birthday parties.
Named "ombudsman"	• Kalahari should provide a specific, named, manager responsible for being a liaison with the neighboring community. • This needs to be a permanent, ongoing role, not just during development. • Intent is to ensure there is someone responsible for taking our call when there is an issue, and ensuring it is addressed and resolved.

Joe Brehm

From: Rich Caponigro <[redacted]>
Sent: Tuesday, September 20, 2016 10:48 AM
To: Kalahari
Subject: Re: Kalahari Chooses Round Rock

Hello Mr. Brehm, I just wanted to thank you for your explanations and helping me better understand the net positive impact this will have on our community. As I'm sure you're well aware of many of the people that will live near this have concerns about this. I believe your answers will help alleviate these concerns and I'll do my best to spread the word.

I apologize for not getting back to you sooner. Thank you again for your time and detailed answers.

Kind Regards,
Rich Caponigro

On Wed, Aug 31, 2016 at 1:59 PM Kalahari <kalahari@roundrocktexas.gov> wrote:

Hello Mr. Caponigro,

Thank you very much for taking the time to read more about the Kalahari project and reach out to us. We really appreciate your conscientious thought and questions. To your first question, Kalahari is designing and constructing the facilities. These facilities are expected to be valued at least $250 Million. The land for the project is currently used for farming and carries an agricultural exception from the Williamson Central Appraisal District. If the project is successful, the new zoning becomes commercial which will result in net millions in revenue for the City, County and School District. The School District benefits enormously as they rely heavily on property tax revenue (hence why they are approximately 50% of the property tax bill) without adding new students that would otherwise add hundreds of children if the property was developed into a 1,500 home neighborhood. The City is considering offering an incentive package, however that is still being negotiated but would be discussed during the public meeting process. As with all of our economic development agreements we have minimum thresholds that companies must meet to qualify for the assistance and we also institute "claw-back" clauses in the event that they don't.

Your transportation concerns are among the most paramount issues we are studying with this project. Decisions made on transportation network expansion are primarily based on what is known as "peak impact." Peak times are typically associated with morning and afternoon rush hour periods. These periods produce the most significant impact to the system. New development planned in Round Rock requires the developer to do what is known as a traffic impact analysis (TIA). That study looks at the impact that will be created throughout a typical 24 hour period. When a particular development has activity that is spread out over many of those hours, the impact to the system is not as impactful as one that has a very high degree of impact during peak times. For example, a daycare facility has a very high impact to peaks times, but a movie theater might not.

This is why we have offered comments to the community about Kalahari not having much of an impact. You are correct that the annual visitors to the attraction will impact traffic, however, it does not have the impact that many other uses on that acreage could create. 1,500 homes for example would have a very high impact at peak times.

In order to manage the traffic that is anticipated, the city and other agencies will do several road improvements. There will be a new, main entrance created that will cross the railroad tracks at Harrell Parkway. The UPRR and TxDOT are already working with the city to create that new access. Additionally, Kenney Fort Blvd. will be extended to the south, to intersect with SH45. Although this extension is part of the city's Transportation Master Plan, it was not anticipated to be constructed for at least 10 years. As a result of the Kalahari development, the connection will come forward much sooner, which is a benefit to the overall community, not just visitors to the resort. Additional projects in the region by the city, state, and county, are also being worked on to provide traffic relief to the community.

While the Kalahari development is not something that will go to the ballot box, there will be multiple opportunities for the public to provide input on the proposal. Items like general obligation bonds are required by State law to receive voter approval while other items such as the City's $320 Million annual budget is approved in public meetings by the City Council. For the Kalahari project, we are planning open house-style meetings as well as taking input and answering questions online. Decisions on incentives will be made by the City Council, and zoning changes will be approved by Planning and Zoning Commission and City Council. All of those meetings are open to the public. During these meetings and even now, residents can provide both formal and informal feedback to the Council for their consideration. In fact, all of the communication I receive about the project is presented to the City Council via a report. I assure you that the City Council takes citizen input seriously.

Again thank you for your time and thoughtful feedback on this project. I hope I was able to answer your questions. If there is anything else I can help with please don't hesitate to let me know.

Joseph Brehm

Community Engagement Administrator

City of Round Rock, Texas

512-341-3148

From: Rich Caponigro [mailto:[redacted]
Sent: Friday, August 26, 2016 2:03 PM
To: Kalahari
Subject: Kalahari Chooses Round Rock

Hi. Thank you for the update on Kalahari Resort in the water bill NewsFlash. The short article (and roundrocktexas.gov/kalahari website) was good at laying out what Round Rock is investing in this resort but it

said nothing about what Kalahari is investing. Could you please provide some details on that? My concern, I hope and believe unfounded, is that we have most of the skin in this game. I'm sure Kalahari wants and will do all it can for this to succeed but this deal seems overly and unnecessarily generous on our part especially considering we're carrying the financial risk. Please show me I'm wrong.

Also, I live in the Oak Bluffs area and I'm very concerned with the traffic this will create. Please share some more of the details about the road improvements planned for 79 and Kenny Fort Blvd that will be paid for by the CO's the city plans to issue that are backed by our property taxes. I don't believe a million visitors a year won't have a significant negative impact on traffic. The argument that most of this traffic will be during off peak hours just tells me traffic will be bad now all of the time - not that it won't be an issue.

Finally, it appears there are no plans for the voters to approve this. Is that true? If so, why wouldn't something this big, and this important be brought before our community for approval?

Thanks.

Regards,

Rich Caponigro

Joe Brehm

From: Kalahari
Sent: Wednesday, October 05, 2016 10:59 AM
To: [redacted]; Kalahari
Subject: RE: Traffic Congestion and Kalahari Development

Hello Ms. Roberts,

Thank you so much for taking the time to learn more about the project and reaching out to us, we really appreciate it. You have identified one of our top concerns, traffic. 350 acres is a sizeable piece of land and any new development there will have an impact on traffic to US79 and Kenny Fort. In fact, that property has been for sale for approximately 10 years now by the owner.

Round Rock has experienced significant growth over the past decade. Folks are moving here faster than we can build roads and we don't see signs of that slowing down. While the Kalahari project will have some peak time traffic, we expect that it will have less peak time impact than a 1,300 home neighborhood or a commercial mixed use complex. We will continue to work with our community partners like Williamson County and the Texas Department of Transportation to progress our traffic enhancement plans and manage the traffic the best we can. Thank you again for sharing your feedback with us. The City Council will be provided your comments. If there is anything else I can help with in the meantime please feel free to let me know.

Thank you Ms. Roberts,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: [redacted][mailto:[redacted]
Sent: Sunday, October 02, 2016 11:52 PM
To: Kalahari
Subject: Traffic Congestion and Kalahari Development

Dear RR Council Members,

I have read your proposal and explanation of why you don't think adding a facility of this size will impact the traffic in Round Rock and can assume only one thing...you don't drive anywhere out of the city, ever, at all. Traffic in, out and through Round Rock has become heavier not just at rush hour, but just about all day, even on Saturday and Sunday's. If there is an event in Austin on a weekend you might as well add 15 – 20 min to your drive time just to get out of Round Rock. I attend a church in north Austin and on Sunday mornings and some times the traffic is so heavy with 18 wheelers going through town it adds almost 10 additional minutes to my drive.

You say that the work flow at Kalahari will be different than the usual rush hour traffic but when do you think those folks holding their conventions at the facility are going to arrive and leave, as well as the workers? I've never been to a convention with hours of 10:00 – 2:00.

I think you, like so many other cities, are seeing dollar signs only and not truly what impact this is going to have on this town. I have only lived in Round Rock three years and moved here because of the smaller size but in the last year I have

become more frustrated with traffic and the amount of my time wasted sitting in it. If this proposal goes through I can only hope that with it the value of my home will go up and I can get a good price for my house when I leave.

Thank you for listening,

Carol Roberts

Sent from Mail for Windows 10

Joe Brehm

From: Buchanan, Pamela S <[redacted]>
Sent: Tuesday, December 20, 2016 3:07 PM
To: Kalahari
Subject: Re: Natatorium at Kalahari

Thank you for your reply. Have they been made aware of the retail and food sales they would have from attendees of swim meets and parents during practices? If yes, no need to reply. Thanks again.
Pam

Pamela S. Buchanan, M.A., C.A.P.E.
The University of Texas at Austin
Department of Kinesiology and Health Education, College of Education
buchanan@austin.utexas.edu
512.232.9390
BEL 610C

Gifts to Support Disability Studies *may be sent to:*
c/oPamela Buchanan
The University of Texas at Austin
Department of Kinesiology and Health Education
2109 San Jacinto Blvd
Austin, Texas 78712

Gifts to The Autism Project *may be made online at:*
https://utdirect.utexas.edu/apps/utgiving/online/nlogon/?menu1=EDUT

From: Kalahari <kalahari@roundrocktexas.gov>
Sent: Tuesday, December 20, 2016 10:24:24 AM
To: Buchanan, Pamela S
Subject: RE: Natatorium at Kalahari

Hello Ms. Buchanan,

That is a great idea. We discussed the general idea with Kalahari but unfortunately it is not within their business model. Thank you for the excellent suggestion though, we very much appreciate your thoughts.

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

-----Original Message-----
From: Buchanan, Pamela S [[redacted]]
Sent: Wednesday, December 14, 2016 12:07 PM
To: Kalahari <kalahari@roundrocktexas.gov>
Subject: Natatorium at Kalahari

To Whom This May Concern:

Might it be possible to negotiate a deal with the resort to also produce a natatorium on their property that would serve the Round Rock competitive swimmers? I am happy to provide more concrete ideas regarding this issue and the possible income generation, but this is the basic question.

Pamela Buchanan
512.791.8551

Joe Brehm

From: Kalahari
Sent: Monday, February 06, 2017 3:47 PM
To: Shane Moss; Kalahari
Subject: RE: Excited for your arrival

Hello Mr. Moss,

That's an excellent question. The City is working with Kalahari on the project and that is one aspect we will continue to discuss with them as the project develops. I can tell you that currently Kalahari does offer discounted day passes for the water park when their resort and conference attendance is lower. They do this in an effort to balance attendance and to not oversell or overcrowd the water park. These include several weekdays and some weekends. Unlike other resorts, Kalahari offers day passes for the water park and access to the resort amenities such as the restaurants and spa to local residents.

Thank you for your excite and interest in the project Mr. Moss. If there is anything else I can help with in the meantime please feel free to let me know.

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: Shane Moss [mailto:[redacted]
Sent: Monday, February 06, 2017 12:17 PM
To: Kalahari <kalahari@roundrocktexas.gov>
Subject: Excited for your arrival

My family and I are excited about your development in Round Rock. Will you be offering any incentives or perks to residents of Round Rock? My family would love to be amongst the first to stay at your resort.

Best wishes
Shane Moss

Texas law requires all license holders to give the following information about brokerage services to prospective clients:
http://stillwaterreg.com/wp-content/uploads/2015/12/Texas-Real-Estate-Commission-Information-About-Brokerage-Service.pdf

Realtor
Shane Moss
Stillwater Realty
c: 512-521-9228
o: 877-997-7779
w: stillwaterreg.net/shane

Not just a transaction, an experience.

Joe Brehm

From: Kalahari
Sent: Friday, February 10, 2017 10:58 AM
To: carolina oneill
Cc: Kalahari
Subject: RE: Hispanic Community Central Texas

Hello Carolina,

Thank you so much for your excitement and interest in the Kalahari project. For the marketing and hiring opportunities please allow me to direct you to Kalahari representatives at Roundrock@kalahariresorts.com . They are the best folks to assist you with those items. If there is anything I can help with in the meantime please feel free to let me know.

Thank you,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: carolina oneill [mailto:[redacted]]
Sent: Friday, February 10, 2017 10:17 AM
To: Kalahari <kalahari@roundrocktexas.gov>
Subject: Hispanic Community Central Texas

Good morning,

To whom it may concern,

I am glad we meet Mrs. Mary Zambrano at the Park and Recreation for Round Rock ,TX last year.

This new 2017 its a new year with lots of changes and development opportunities in RR city.

I would like to know how can we help as a Hispanic Publication to let Hispanics know more about the amazing and growing opportunities in RR and the great project of the Kalahari Resort Project.

If we can meet to discuss about marketing and hiring opportunities, please let me know.

Thanks, have a great weekend!

Carolina Z.

Joe Brehm

From: joseph benoit <[redacted]
Sent: Friday, March 10, 2017 10:18 AM
To: Kalahari
Subject: Re: Round Rock

Thank you !

On Friday, March 10, 2017 10:13 AM, Kalahari <kalahari@roundrocktexas.gov> wrote:

Hello,

Thank you for your interest in the Kalahari Project. A final date for the opening has not been set as of yet however, our agreement with Kalahari stipulates that the project will be open before the end of 2021. If there is anything else I can help with please feel free to let me know.

Thank you,

Joseph Brehm
Community Engagement Administrator
City of Round Rock, Texas
512-341-3148

From: joseph benoit [mailto:[redacted]]
Sent: Friday, March 10, 2017 7:28 AM
To: Kalahari <kalahari@roundrocktexas.gov>
Subject: Round Rock

Hi.
When is the Round Rock location going to open ?