

To: Sherri Sirwaitis
Case Manager,
The Grove at Shoal Creek, CD-2015-0009

From: Sara Speights
President, Bull Creek Road Coalition (BCRC)

RE: Environmental Commission hearing on The Grove at Shoal Creek

BCRC, made up of the seven neighborhoods surrounding the 75-acre tract under proposal as The Grove at Shoal Creek, would like to request a postponement of the Environmental Commission hearing on this proposal set for November 4, 2015.

We believe that it would be premature for BCRC to comment on environmental issues at this point for several reasons, including that a major environmental issue is yet to be settled between the applicant and the city environmental staff. A primary concern of ours is the applicant's proposed location of a large retention pond in the middle of magnificent heritage oak trees. Digging in the root zones of these trees with large equipment for a pond expected to cover at least an acre is very likely to cause severe damage to these trees. The applicant plans for this to be a permanently wet pond, which could significantly change the soil moisture surrounding these trees that have thrived in their current habitat for probably more than 100 years. Accordingly, we are concerned that it might not be ready for commission consideration since issues surrounding the wet pond (trees/CEF wetland) are unresolved.

The timing for this hearing also seems premature to us because BCRC has just begun a formal negotiation process with the developer in an effort to resolve some major disagreements concerning the development. Hopefully, this process will be successful, but it may significantly change the scope and layout of the project, and the environmental impact of these changes cannot be known at this time. We would also like to point out that the city planning staff just published its third Master Review Report, dated October 20, 2015, detailing where each department is on reviewing this proposal and what major issues still persist, including in traffic, site plan, heritage trees, parkland and zoning. Here again, it is impossible to know what environmental impacts might come from changes in those areas.

Thank you for your consideration.