From: Alter, Alison - BC
Sent: Friday, June 10, 2016 12:36 AM
To: Rivera, Andrew
Cc: Scott, Randy; Lamensdorf, Marilyn; Soliz, Ricardo; Hensley, Sara; Rivera, Jane - BC; Luca, Francoise - BC
Subject: Grove PARB correspondence for Grove public record and ZAP back up

Dear Andrew,

As per our conversation, I am attaching the correspondence that my fellow board members and I received regarding the Grove and parkland issues, to be included in the public record for the Grove PUD application. As your office indicated, this correspondence should also be included in the ZAP back up.

So there is no confusion, I want to be clear that I am sharing this material as an individual because our board does not meet again until after the ZAP hearing. I do not have any authorization to speak on behalf of the board. I am using my board email because the citizen communications were sent to my board email. Given the volume of citizen engagement and the time and effort invested by so many citizens in their correspondence, their communications should be shared and incorporated in the public record in an appropriate fashion.

There are over 150 emails included, all of which were received in the run up to PARB's May 24th meeting where we discussed the staff findings with respect to the Grove PUD application and parkland. The emails are presented in the order received. Where I discovered attachments that did not appear in the combined pdf originally created for me by staff, I added those documents to the very end of the attached document. There may still be some picture attachments or other attachments that we missed.

Following standard PIR procedures we removed email addresses, street addresses and phone numbers. Most of the redactions related to street addresses and where you see those my impression is those letters represent people who live near the site.

Please let me know if you require any further information. I would appreciate it if you could keep me abreast of how this will be incorporated into the public record.

Regards,

Alison Alter

Alison Alter
Boards and Commissions

From:	Joseph Reynolds
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Shoal Creek Bank Erosion at Grove PUD
Date:	Saturday, May 21, 2016 5:19:10 PM
Attachments:	111712 Rule.tiff

Commissioners,

Shoal Creek erosion is a significant problem at the PUD that is not being addressed. It does not appear in any Staff discussion that I know about. In meetings with Staff it was dismissed with "We don't have budget for that." But, the erosion is part of the creek bank that will be in the Park you are considering.

The problem is extensive. The extent along the creek is about a quarter mile. The West bank has eroded about 160ft from its' 1995 line. Approximately 150,000 cubic feet of clay soil are washed down stream each year.

The erosion of the West bank of Shoal Creek has been recognized for years. We mentioned it during meetings with Staff over the PUD. The response then and now is "We don't have budget to fix it, and the developer says he won't pay." So here we have a policy issue that as we'll see just a little later will be important.

Environmental law is clear if the issue was hazardous waste or chemicals - if you bought it, you own it. You're required to remediate. You can collect damages by going back to the previous polluters. But, this isn't chemicals; the law is silent, and there is no identified 'responsible party'. The State has had the property since the Republic of Texas. No chance of recovering expenses.

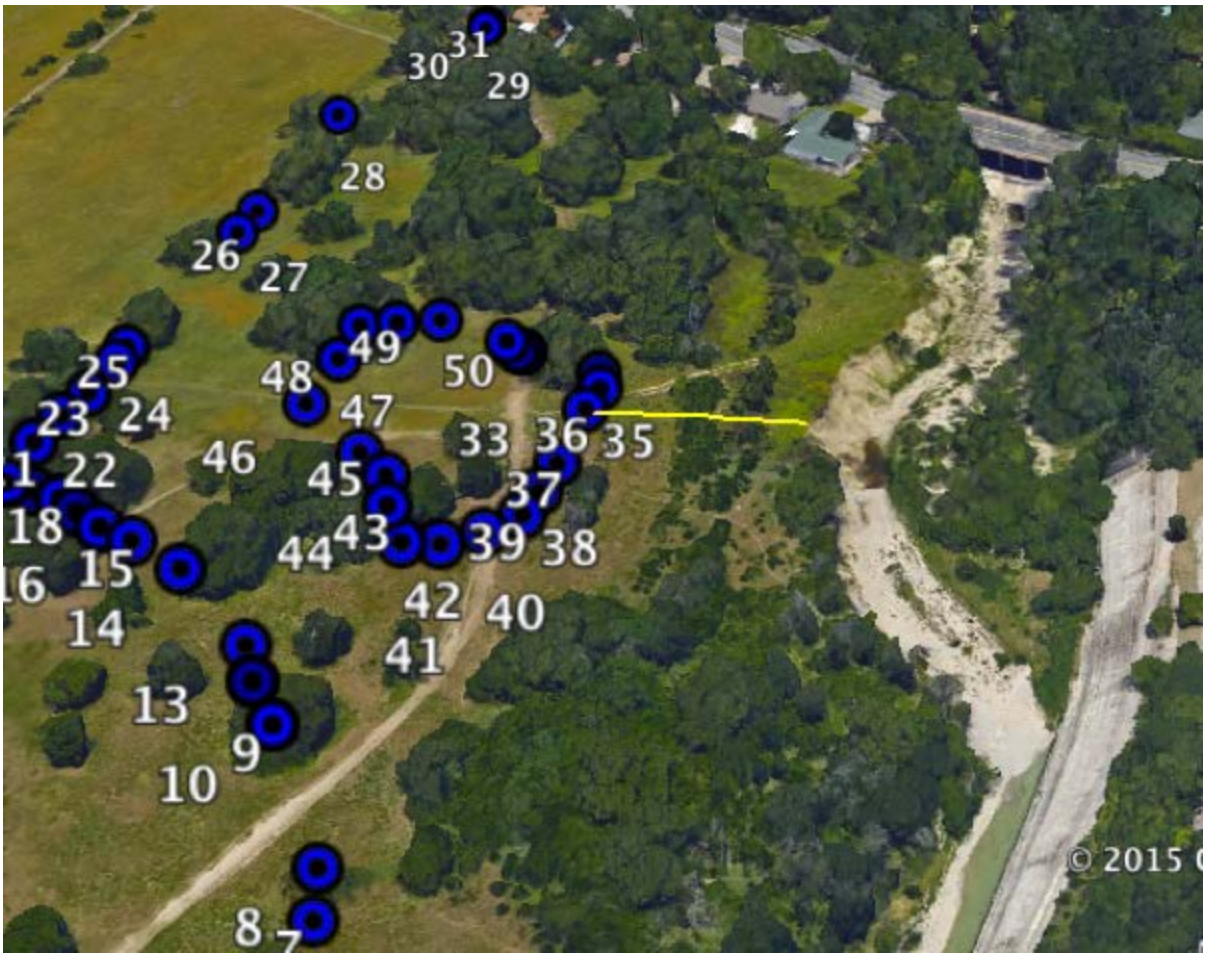
The creek bank has been eroding at about 8ft per year since at least the 1990's. I have a discussion of that later.

Addressing the erosion before the PUD is voted is important because the erosion is so fast that it will endanger much of the proposed environmental and flood mitigation features being negotiated. Mr Lesniak has negotiated some 50ft wide 'grow zones' along the rim of the creek bank, and he counts these toward the Environmental Superior ranking. At 8ft/year they are gone in 6 years.

The proposed drainage pond, to control water quality and flooding, was staked-out for visitors to the 'GroveFest last summer. The edge of that pond is approximately 150ft from the bank, so it is endangered with collapse in less than 20 years. But, here's the larger issue; the pond must be located downhill from all development, storm water only drains downhill. So, if the 20 year lifetime of the pond isn't sufficient, and if the pond has to be relocated, any development planned and agreed in the PUD must be adjusted for the new pond elevation. This is very hard to do "At Site Plan", and usually some variance is granted by default - but the erosion doesn't care about variances.

The following image is from Google Earth, it plots GPS readings I made of the proposed pond as staked by the developer for GroveFest [points 35, 36, 37, 39, 42, 43, 45, 47, 48, 49, 50]. And, it shows a Google Earth 'ruler'. The yellow line has its' ends geo-located - so they are in the exact same place even if different images are substituted underneath - and the length is

based on the Lat/Lng end point coordinates. This line is 150ft long.



There's an Erosion Hazard Zone that is required by code, but City models assume a meandering creek flowing through some idyllic pasture - this however is a case of massive geologic failure of the bank structure, not a slow creek winding along in green grass.

Further policy issue comes with the entire creek bank being inside what will be Parkland. That parkland is to be deeded to the City. Loss of creek bank is loss of park. But, with City control comes clear City responsibility for bank stabilization.

Here's my analysis of the erosion. It's done using Google Earth which provides a 'ruler tool' for measuring distances consistently across historic photos - the marker and the images are all scaled to the coordinates of the tract, same place every time even if the photos had different size.

First a look at the creek bank. Photo from June 2015. Clearly not a meandering stream. Just above the pool of water notice the bright grey fresh concrete that is repair of the sanitary sewer damaged in the May flood - extends what looks to be 60ft south along the creek. The soils here are Georgetown formation at the lowest level, then Del Rio clay formation, and on top the weathered Buda. The Del Rio especially is very unstable, and as it erodes any Buda above collapses into the creek.

The bank is nominally 25ft high, and this section about 650ft long [that's from 45th St in a straight line to the middle of the current creek channel at the far south end]. Simple calculation shows that each year about 150,000 cubic feet of this bank are washed downstream.

Here's two historic images, first from April 2002: [That's a 650ft Google Earth 'ruler' as I described above]

and then from October 2014.

The erosion is noticeable all along the west bank, but especially at the South end where the trees are being washed away. I once had a 1980's image that showed the creek, about 65ft wide and running along the eastern edge of the eroded area shown in the 2002 image. I was able to see about 160ft of erosion in the following approximately 20 years. Google has since removed the older photos. These photos don't make the creek look like a meandering stream. It's not an Environmentally Superior situation.

Recently I got images, and with the 'ruler tool' in Google Earth it is clear that the 8ft per year continues. The first image is from May of 2015 [the flood] and using a tree as an 'anchor' I measured 20ft to the bank. Then I went back to October 2013 and you can see the extra land between the 20ft ruler and the bank at that date. Then November 2012. Finally February 2009, and 60ft to the bank. That's 40ft of erosion in five years.

In May 2015, 20 feet to the bank.

In October 2013 the extra distance to the bank is evident.

In November 2012 even more distance.

In Feb of 2009 there's over 60ft of distance to the bank.

Fixing the erosion won't be easy. The banks are high. The foundations of the 45th St bridge

are repeatedly repaired [see the 2012 image above], demonstrating that even concrete has trouble. Stabilization downstream at Pemberton Heights area has much lower banks, and repeated efforts have yet to be successful. Dr. Peter Flawn addressed in his text book attempts at restraining geology like this site, having Del Rio Clay as the unstable base. He has examples of massive concrete retention buckled by clay. Stabilization will change flow and that means bridges downstream need watching. The Bridge at 35th St has been clogged in the past by uprooted trees from this site.


EARTH PROCESSES 51

FIGURE 14. What swelling clay can do to a concrete slab. Photo taken January 29, 1968, where Loop 111 crosses Boggy Creek, Austin, Texas. The clay is the Taylor Formation.

Dr Flaw's Image - Note that the broken concrete would reach to the man's calf.

In summary; bank erosion is dramatic and it will effect the Park, the flood/drainage facility placement in the tract. Erosion must be addressed before decisions about where development occurs, as all development must be uphill of the flood detention, and that detention must be placed so as to be protected from future erosion. The Erosion Hazard Zone can not be delayed until Site Plan, and must not be set as if Shoal Creek is a quiet meandering stream. The erosion will in six years destroy 'features' being counted toward superiority. And, 'Who Pays' will be set by the time the City takes over the Park area, as all erosion lies there.

Your commission must look at this. Until it is addressed, every plan must be 'Deficient' and can NOT be 'Superior'.

Joseph Reynolds
[redacted]
[h]
[c]

From:	Joseph Reynolds
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Grove PUD Problems with Proposed Pond in the Park
Date:	Saturday, May 21, 2016 5:45:30 PM
Attachments:	Pond Problems.pdf ATT00001.htm

Commissioners, please read the attached discussion of Neighbor's concerns about the water quality pond being proposed by the applicant for the Grove PUD. It is in the proposed Park area and for your consideration

Its' size seems inadequate for the declared purpose and another retention area in the park is more suitable. Its' proposed social uses will be dangerous if the slopes of its' berms are not constrained. Its' placement endangers significant live oaks. Its' construction will result in a concrete drain extending from an emergency spillway to the creek bank, and the excavation endangers the live oaks. It is **Inferior**, not Superior.

From:	Joseph Reynolds
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Candidate for Bank Erosion
Date:	Saturday, May 21, 2016 6:04:15 PM

Commissioners, I've sent you an e-mail about the rapid bank erosion of the West Bank of Shoal Creek in the area proposed for Park.

This tree is one of those which will be affected.

As you can see, looking past the trunk, it is at the edge of the bank and below it is the area of trees already being uprooted by creek flow. That loss of those trees is shown in the Google Earth images of the e-mail on bank erosion.

Play Tree

Joseph Reynolds
[redacted]
[h]
[c]

From:	Joseph Reynolds
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Meadows which deserve Park designation
Date:	Saturday, May 21, 2016 6:21:05 PM

Commissioners,

Here are some images of the meadows that deserve preservation as part of the Park. The spaces are preserved in the BCRC Alternative Vision.

A fellow from the Wildflower Center judged portions of the meadows to be blackland prairie; that would deserve protection.

Neighbors surveyed the trees in 2012. It took 3 people to loop the measuring tape around the tree.

Joseph Reynolds
[redacted]
[h]
[c]

From:	Joseph Reynolds
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	BCRC Alternative Vision for the Grove PUD
Date:	Saturday, May 21, 2016 6:27:55 PM
Attachments:	Bull-Creek-Road-Coalition-The-Grove-Alternative-Vision.pdf ATT00001.txt

Commissioners,

I've attached the BCRC's alternate to the applicant's park concept.

One issue is that BCRC proposes that the park be kept park. The applicant wants to build various bars and restaurants in the tree groves. The park is simply part of one of the proposed development zones; it is not segregated from the commercial development.

From:	Michelle Cheng
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 12:31:25 AM

Dear Parks Board Members:

I live just a few blocks from the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. While I certainly value these types of areas, they are obviously not usable for active recreation purposes, something we truly need in our area. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are in danger of being harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- I and many others have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Michelle Cheng
[redacted]

From:	Robert Olwell
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 7:14:39 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

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Thank you,

--
Robert Olwell
[redacted]

From:	Monica Mueller
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 7:31:55 AM

Dear Parks Board Members:

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- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

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Thank you,
Monica

--
Monica Mueller
[redacted]

From:	Jeremy King
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 8:27:15 AM

Dear Parks Board Members:

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Thank you,

--
Jeremy King
[redacted]

From: Becky Beaver
To: Larkins, Alesha - BC; Alter, Alison - BC; Schmitz, Birger - BC; Luca, Francoise - BC; Rivera, Jane - BC; Vane, Mark - BC; Casias, Michael - BC; Wimberly, Pat - BC; DePalma, Richard - BC; Cofer, Rick - BC; Donovan, Tom - BC
Subject: Grove Parkland Not Superior - Support Staff"s Finding
Date: Sunday, May 22, 2016 8:39:59 AM

I have lived and worked in Central Austin for more than 40 years, and have been a very active member of the business and non-profit community for the entirety of those years. I have become progressively more concerned that those amenities which made Austin a wonderful place to raise my children are fast disappearing, and that my children's children are facing an Austin of gridlock and little if any green space. The tract at 45th and Bull Creek Road is one of the few truly green and environmentally unique tracts left in Central Austin. Yet, we are now facing a most irresponsible development being proposed for that tract, both in terms of density and in terms of decimating any prospect that green space will be available for the thousands of new residents and business customers Milestone proposes to pack onto the property. Out of a 75 acre tract, the developer now proposes only 4 acres of meaningful, usable green space, proffering an argument which strains credulity that creekbed which routinely floods should be counted as usable park space. Those of us who have watched City processes for years have become increasingly concerned with Milestone's intent to run roughshod over those processes and over highly competent and dedicated City staff in fast-tracking this PUD with little oversight. I would ask that the Parks Board support the city staff recommendation that Milestone's Grove development at 45th and Bull Creek Road does NOT warrant a "superior" rating and that you recommend that the Grove go back to the drawing board to reduce density for the project and include within any development plans a meaningful dedication of park space.

See below for additional arguments and points I would ask you all seriously to consider as you weigh your recommendation for this tract.

Thank you for your consideration.

Becky Beaver
Attorney
Law Office of Becky Beaver
816 Congress Avenue
Suite 1600
Austin, Texas 78701
[redacted]
[redacted] Facsimile
[redacted]

- Please support the park staff's finding that The Grove parkland does not merit a "superior" rating for a PUD. The City's Parks & Recreation Department staff has completed a very detailed review of the parks proposal for The Grove PUD in line with the City's parkland policies and goals. This review found The Grove's parkland insufficient to warrant a superior rating.

- The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features.

- The Grove intends to add thousands of new residents plus thousands of visitors every day to the retail/office complex. Combined with the thousands of existing residents around this site, the acreage of parkland provided in The Grove is absolutely deficient.

- This largely undeveloped, natural land has served as a defacto park for hundreds of families in this community for decades. And this property is our community's last opportunity to secure quality parkland for our neighborhoods which are recognized as being park-deficient, and particularly deficient in active recreation park spaces.

- By comparison, the beloved Ramsey Park is over 5 acres, is incredibly busy, has plentiful active recreation uses, and serves a much smaller local population within Rosedale than the population that will be served by The Grove's parks.

- The location of the proposed parkland within the heritage oak grove will generate a lot of activity that will harm or kill these century-old trees. We know this by example where heritage trees were preserved within a development, but the heavy activity caused compaction of the critical root zone and other damage which ultimately killed the tree. Additional parkland in The Grove suitable for active recreation, as the City staff requests, would help mitigate damage to these valued trees and preserve them for future generations.

- The developer proposes a "parkland agreement" that allows the developer "sole right" to determine the park program, events, activities, vendors, and excludes the City's Parks Department from the design of the park and bars the City from placing any future park facilities on the land. The unrestricted commercial use of this park for the benefit of the developer and exclusion of the Parks staff from the design and future improvement of this public parkland is not acceptable and not superior in any way.

- The Bull Creek Road Coalition has been working with the developer and with Parks staff for the past year to encourage a superior park plan for The Grove. But in that time, the developer has refused to add usable parkland to achieve superiority and will only provide the bare minimum to meet conventional zoning code requirements. Furthermore, 780

residential units in The Grove and existing residences around The Grove are not included in the parkland dedication calculation which, if included, makes the PUD's parkland NOT meet even the minimum City requirements for parkland area. These missing residential units from the minimum parkland calculation include 180 affordable housing and 600 senior living.

- We count on the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. Please vote to support the staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest standard of superiority for parkland!

From:	Anne Miller
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 9:08:42 AM

Dear Parks Board Members:

We have resided in the Rosedale area for over 25 years, and are very concerned about the impact of the proposed Grove development.

As a former Houstonian, I am concerned that Austin is on its way to becoming just another concrete jungle. I hope that we can preserve some of the remaining green space which is the source of Austin's natural beauty.

Thank you for considering input from those who will be most affected by this development.

Because I agree with BCRC's concerns, I am including these points below.

I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

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PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,
Anne Miller

--
Anne Miller
[redacted]

From:	carol burton
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 9:16:35 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
carol burton
[redacted]

From:	Nicole Willis
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 9:20:28 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Nicole Willis
[redacted]

From:	Drew Bradford
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 9:34:02 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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Thank you,

--
Drew Bradford
[redacted]

From:	Maida Barbour
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 9:44:07 AM

Dear Parks Board Members:

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Thank you,

--
Maida Barbour
[redacted]

From:	mozelle white
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 10:10:14 AM

Dear Parks Board Members:

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Thank you,

--
mozelle white
[redacted]

From:	Carol Wagner
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 10:17:08 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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Thank you, Carol Wagner

--
Carol Wagner
[redacted]

From:	Ed. B. Wallace
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	Gallo, Sheri; Pool, Leslie; Adler, Steve; Houston, Ora; Garza, Delia
Subject:	Grove PUD Parks NOT SUPERIOR!
Date:	Sunday, May 22, 2016 10:41:52 AM

Dear Parks Board,
I support the findings of the PARD staff in their detailed analysis of the Grove PUD, that the parks components of that PUD proposal are not deserving of a superior rating.

I have followed the Grove proposals for over a year as they have claimed to be envisioning a "Legacy" project near my neighborhood. I shared such a vision for a walkable, mixed use project in scale with the established residential areas near Westminster, that tied those areas together in a more compact & connected manner. Yet that has seemed to be only a great PR program.

The proposal has come to be swamped with commercial, office & retail overwhelming the street access to the site, while skimping on community features like parks to enrich the intercity fabric new & old.

I ask the Parks Board to support the professional work of the PARD staff & demand more community minded park features before blessing the Grove with being superior in this aspect.

We all want a "Legacy" project, but your demanding high standards is only route to the community achieving such a vision.

See you Tuesday night.

Ed Wallace


cc: Austin City Council

From:	Mary Holman
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Parkland at "The Grove"
Date:	Sunday, May 22, 2016 10:52:05 AM

Dear Parks Board and Council:

I strongly support BCRC and City Parks staff in their assessment that the Grove PUD's parkland proposal DOES NOT merit a" superior" rating. The amount of land committed to parkland is woefully inadequate and does reflect responsible stewardship for green/park spaces in our growing city.

- The amount of parkland must be increased.
- Heritage trees and surrounding area must be protected, not used as part of active recreational area.
- Floodplain area cannot be part of active recreational area.
- Future use of the land must be preserved. The developer must not have "sole right" to determine the park events/programs/activities. The City's Park Department must control parkland to ensure proper stewardship of the parkland for our communities.

I am counting on you to help maintain the quality of life in Austin by insisting that the proposed PUD provide and preserve superior parkland.

Sincerely,
Mary Holman


From:	Eileen Keller
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 11:07:29 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Eileen Keller
[redacted]

From:	Jackie Stence
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove Park Plan is NOT SUPERIOR
Date:	Sunday, May 22, 2016 11:51:47 AM

Dear Parks Board Members,

I am a resident of the Shoalmont Neighborhood adjacent to the Grove at Shoal Creek which is soon to be developed into a environmentally detrimental mega monster if granted the superior PUD rating it
is trying to ram through the city's layers of zoning protection. It should have been properly zoned before the sale took place but since it wasn't, this determination sets a precedent for other large tracts of unzoned state land around Austin.
We count on the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. Please vote to support the staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest standard of superiority for parkland!

There are many reasons to support the staff's determinations listed below:

- The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features.

- The Grove intends to add thousands of new residents plus thousands of visitors every day to the retail/office complex. Combined with the thousands of existing residents around this site, the acreage of parkland provided in The Grove is absolutely deficient.

- This largely undeveloped, natural land has served as a defacto park for hundreds of families in this community for decades. And this property is our community's last opportunity to secure quality parkland for our neighborhoods which are recognized as being park-deficient, and particularly deficient in active recreation park spaces.

- By comparison, the beloved Ramsey Park is over 5 acres, is incredibly busy, has plentiful active recreation uses, and serves a much smaller local population within Rosedale than the population that will be served by The Grove's parks.

- The location of the proposed parkland within the heritage oak grove will generate a lot of activity that will harm or kill these century-old trees. We know this by example where heritage trees were preserved within a development, but the heavy activity caused compaction of the critical root zone and other damage which ultimately killed the tree. Additional parkland in The Grove suitable for active recreation, as the City staff requests, would help mitigate damage to these valued trees and preserve them for future generations.

- The developer proposes a "parkland agreement" that allows the developer "sole right" to determine the park program, events, activities, vendors, and excludes the City's Parks Department from the design of the park and bars the City from placing any future park facilities on the land. The unrestricted commercial use of this park for the benefit of the developer and exclusion of the Parks staff from the design and future improvement of this public parkland is not acceptable and not superior in any way.

- The Bull Creek Road Coalition has been working with the developer and with Parks staff for the past year to encourage a superior park plan for The Grove. But in that time, the developer has refused to add usable parkland to achieve superiority and will only provide the bare minimum to meet conventional zoning code requirements. Furthermore, 780 residential units in The Grove and existing residences around The Grove are not included in the parkland dedication calculation which, if included, makes the PUD's parkland NOT meet even the minimum City requirements for parkland area. These missing residential units from the minimum parkland calculation include 180 affordable housing and 600 senior living.

Jackie Stence
[redacted]

From:	Kim Mayer
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 12:33:14 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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Thank you,

--
Kim Mayer
[redacted]

From:	Sara Speights
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC; Sara Speights
Subject:	The Grove parkland, Agenda item D3
Date:	Sunday, May 22, 2016 12:47:31 PM

Dear Members of the Parks Board,

I am the President of the Bull Creek Road Coalition, a group of seven neighborhoods surrounding the proposed PUD development known as The Grove at Shoal Creek. Our neighborhoods include more than 2,000 homes. We formed back in 2012 when we knew the state land was going to be sold for development. Our desire was and is to encourage good development, in line with "Imagine Austin" goals. I believe we are the first group of neighborhoods to request and support affordable housing in our neighborhood setting.

I am writing to encourage you to support item D3 on your Tuesday agenda, the park staff's finding that this proposed development does not meet "superior" standards in parkland for a PUD. The developer, Garrett Martin and ARG, Inc., chose not to meet this higher standard, as is his choice. We have been in negotiation with him for months on this subject, and so far he has simply not been willing to rise to a higher standard.

Contrary to ARG's public relations campaign that claims 18 acres of parkland, fewer than 9 of those acres are on land with less than a 10% slope, and most of that is in a riparian grow zone, critical water quality zone or critical environmental feature (CEF) and its buffer, none of which is usable for active recreation. In all, only about 3 acres—spread about the development—are usable for active recreation.

As you may know, our neighborhoods have been designated deficient in parkland. The site of The Grove is our last chance to have any public parkland anywhere close. In addition, the developer is proposing to build housing for some 4,000 new residents—many of whom will be children. And there are the 2,000 or so daily employees and office tenants who will be on the site. The proposed parkland may come close to meeting the city's minimum parkland requirement for conventional zoning, but it certainly does not meet the needs of this community, or a "superior" standard for the purposes of acquiring a PUD designation.

The magnificent heritage oaks—many 200 and 300 years old—deserve our protection to keep them alive for the wonder and enjoyment of our children and grandchildren. Yet they sit in the heart of the usable park space. Excessive foot-traffic in the root zones can doom these trees, as has been the case with many developments. Additional useable park space could help alleviate this possibility.

As members of the city Parks Board, your support for the professional work of the staff will help the City Council have the information they need to make an appropriate determination. Superior ratings should be reserved for those developers willing to rise to a higher standard.

Thank you for your consideration, and thank you for your support for adequate parkland in our neighborhoods.

Sara Speights

[redacted]

[redacted]

From:	Anita Sybesma
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 1:07:43 PM

Dear Parks Board Members:

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- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,
Anita Sybesma

--
Anita Sybesma
[redacted]

From: [redacted] on behalf of Chris Allen
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: The Grove PUD and Parks
Date: Sunday, May 22, 2016 1:09:06 PM
Attachments: Parks4-5.pdf

Thank you for taking up this issue at this week's meeting!

It's important to understand that Milestone is asking the City for entitlements unlike anything this city has ever seen before. They're asking for more intensity than the Triangle, Mueller, Austin Oaks or any other PUD that has come before.

The developer's land has ZERO entitlements in place (it has no zoning)- they can't build anything at all without the City granting the privilege. This puts the City in a perfect position to require a truly Superior development in exchange for exceptional privileges. A Win-Win scenario is not only possible, it's what the City MUST deliver to ensure that they serve the needs of the City as well as those of the developer.

A genuinely Superior park would be a huge component of a Win-Win outcome. Please do your part in this process to ensure that the City holds up its end of the bargain.

PUD zoning requires Superior development. That's all we're asking for.

I've attached a graphic showing the parkland comparison between The Grove and Mueller. This does not include the hundreds of acres of parks immediately adjacent to the Mueller site that also serve that area.

Thank you!

Chris Allen
Rosedale

Chris Allen
architect
*some assembly required
www.somearchitect.com
[redacted]
like us on facebook

From:	Angela
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove"s parkland proposal is NOT superior!
Date:	Sunday, May 22, 2016 1:11:08 PM

Dear Parks Board Members -

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Contrary to ARG's public relations campaign that claims 18 acres of parkland, fewer than 9 of those acres are on land with less than a 10% slope, and most of that is in a riparian grow zone, critical water quality zone or critical environmental feature (CEF) and its buffer, none of which is usable for active recreation. In all, only about 3 acres —spread about the development—are usable for active recreation.

As you may know, our neighborhoods have been designated deficient in parkland. The site of The Grove is our last chance to have any public parkland anywhere close. In addition, the developer is proposing to build housing for some 4,000 new residents—many of whom will be children. And there are the 2,000 or so daily employees and office tenants who will be on the site. The proposed parkland may come close to meeting the city's minimum parkland requirement for conventional zoning, but it certainly does not meet the needs of this community, or a "superior" standard for the purposes of acquiring a PUD designation.

The magnificent heritage oaks—many 200 and 300 years old—deserve our protection to keep them alive for the wonder and enjoyment of our children and grandchildren. Yet they sit in the heart of the usable park space. Excessive foot-traffic in the root zones can doom these trees, as has been the case with many developments. Additional useable park space could help alleviate this possibility.

As members of the city Parks Board, your support for the professional work of the staff will help the City Council have the information they need to make an appropriate determination. Superior ratings should be reserved for those developers willing to rise to a higher standard.

Thank you for your consideration, and thank you for your support for adequate parkland in our neighborhoods.

Angela Williams
Oakmont Heights

From: Angela Coleman
To: Alter, Alison - BC
Subject: The Grove
Date: Sunday, May 22, 2016 1:19:26 PM

As a neighbor to this development I am concerned that the current plan is NOT superior. There isn't enough usable parkland and there isn't enough protection for the heritage oaks. Please do not vote for a superior rating for the Grove. Thank you.

Angela Coleman
[redacted]

Sent from my iPhone

From:	Steven Hardt
To:	Rivera, Jane - BC; DePalma, Richard - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC; Alter, Alison - BC; Luca, Francoise - BC
Subject:	Insufficient Parkland at the Grove
Date:	Sunday, May 22, 2016 1:59:18 PM

Dear Members of the Parks Board,

I am a homeowner in a neighborhood abutting the Grove at Shoal Creek and I urge you to support item D3 on Tuesday's agenda to affirm the park staff's finding that the proposed development does not meet superior standards in parkland for a PUD.

I am a construction and real estate development attorney and am by no means anti-development. However, I have a strong opinion that when development occurs in an urban area, great care should be taken to ensure the development not only serves its future residents, but also to ensure it does not negatively impact the surrounding areas. By greatly increasing the density of our neighborhoods without designating sufficient parkland, the Grove will increase the the use of our other neighborhood parks, which are already designated as deficient.

When I purchased my home at 3901 Petes Path, one of the major selling points was its proximity to the TxDOT land, which has been used by local residents as a park and recreation area. We frequently walk our dog there and enjoy meeting with our neighbors for picnics among the wild flowers. While I welcome many of the aspects of the proposed Grove development, its insufficient parkland is a truly disappointing feature.

I ask you to support the park staff's findings that the proposed development does not meet the superior standards required for this PUD and I hope the developer will proffer a more reasonable alternative design in the future.

Thank you for your time and for your support to adequate parkland in our neighborhood.

Best regards,

Steven Hardt
[redacted]

From:	Cyral Miller
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove Proposal is NOT Superior
Date:	Sunday, May 22, 2016 2:22:41 PM

Dear Park Board members:

I agree with the City's Park and Rec Dept staff that the proposal for The Grove PUD is not superior. Their proposed "parkland" includes land that is not suitable for active recreation and cannot be used as park. Their proposed uses of the land would threaten the health of the century old heritage trees that they are saving (after calling the development after them - how ironic!). Their proposal that the developers can make all future decisions on the use of their small parkland - including closing it off for private uses, makes it even clearer that this smaller than needed parcel would be inadequate to meet the needs of the large number of new residents.

Please send the Grove developers back to their drawing boards to create a larger, more appropriate park space before they develop this beautiful area.

--
Cyral Miller

From:	Pat Schieffer
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Rating of The Grove"s parkland proposal
Date:	Sunday, May 22, 2016 2:27:43 PM

I am writing to urge you to support the finding of the City's Park Staff as well as the BCRC that The Grove's current parkland proposal does not merit a "superior" rating. Since 2002 our family as well our neighbors have enjoyed this pristine area with its magnificent oak trees. It has been our informal neighborhood park and we would hate to lose our access. It would defeat the basic concept of a "superior" rating should The Grove be allowed to get by with the inferior proposal which they have put forth and reap the benefits of a "superior" rating. It would be tragic to lose any of these heritage trees as a result of the plan currently proposed. Please heed the expertise of the City Staff and their recommendation. Your constituents are relying on you. Thank you for your consideration.
Pat Schieffer and family

From:	David Stence
To:	Rivera, Jane - BC; DePalma, Richard - BC; Casias, Michael - BC; Larkins, Alesha - BC; Schmitz, Birger - BC; Wimberly, Pat - BC; Cofer, Rick - BC; Alter, Alison - BC; Vane, Mark - BC; Luca, Francoise - BC; Donovan, Tom - BC
Subject:	The Grove Park Plan is NOT SUPERIOR
Date:	Sunday, May 22, 2016 3:43:06 PM

Dear Members of the Parks Board,

My family has lived in the Shoalmont neighborhood that is adjacent to the Grove Property at Shoal Creek for many years and have always enjoyed the native landscape there. I understand that it will be developed but agree with our city parks staff, BCRC and countless neighbors that the park land in Milestone's plans is insufficient in many ways. The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove.The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention, or critical environmental features. Having thousands of people who will be visiting the property every day at the scale it is proposed will harm it irreparably.

Here is another bad idea proposed by the developer: A "parkland agreement" that allows the developer "sole right" to determine the park program, events, activities, vendors, and excludes the City's Parks Department from the design of the park and bars the City from placing any future park facilities on the land. The unrestricted commercial use of this park for the benefit of the developer and exclusion of the Parks staff from the design and future improvement of this public parkland is not acceptable and not superior in any way.

We count on the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. Please vote to support the staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest standard of superiority for parkland!

Best,

D. Earl Stence
[redacted]

From:	Kent Hemingson
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC
Subject:	CAUTION !...THE GROVE HAS MAY WARTS
Date:	Sunday, May 22, 2016 4:11:57 PM

Please have the staff conduct a thorough topographic analysis of The Grove's proposed public park land. I suspect you will find that it includes the severely eroded portion of their property that now lies in the bed of Shoal Creek due to significant erosion over the past several years. This alone dashes any hope of receiving a "Superior" rating.

And, as you can see from the following, there are a significant number of other issues that appear to be suspect...don't fall for slick presentations and unenforceable promises! Your staff has completed and outstanding job of assessing The Grove's proposals....and have received an "F"

Here's why The Grove received such a low rating...

1) The City's Parks & Recreation Department staff has completed a very detailed review of the parks proposal for The Grove PUD in line with the City's parkland policies and goals. This review found The Grove's parkland insufficient to warrant a superior rating.

2) The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove.

3) The City's Parks & Recreation Department staff has

completed a very detailed review of the parks proposal for The Grove PUD in line with the City's parkland policies and goals. This review found The Grove's parkland insufficient to warrant a superior rating.

4) The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features.

5) The Grove intends to add thousands of new residents plus thousands of visitors every day to the retail/office complex. Combined with the thousands of existing residents around this site, the acreage of parkland provided in The Grove is deficient for so many users.

6) The Signature Park at The Grove is 12.88 acres - by comparison, Ramsey Park is over 5 acres and is incredibly busy, has plentiful active recreation uses, and serves a much smaller local population within Rosedale than the population that will be served by The Grove's parks.

7) The location of the proposed parkland within the heritage oak grove will generate a lot of activity that will harm or kill these century-old trees. We know this by example where heritage trees were preserved within a development, but the heavy activity caused compaction of the critical root zone and other damage which ultimately killed the tree. Additional

parkland in The Grove suitable for active recreation, as the City staff requests, would help mitigate damage to these valued trees and preserve them for future generations.

8) SPECIAL ALERT!! The developer proposes a "Master Parkland Agreement" that allows the developer to close off the dedicated parkland for private events such as parties, weddings, concerts and movies. They will also have the "sole right" to determine the park program, events, activities, vendors, and excludes the City's Parks Department from the design of the park and bars the City from placing any future park facilities on the land. The unrestricted commercial use of this park for the benefit of the developer and exclusion of the Parks staff from the design and future improvement of this public parkland is not acceptable and not superior in any way.

We count on the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. Please vote to support the staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest standard of superiority for parkland!

Thank you for your important work for our neighborhood and City!

Kent and Carol Hemingson

****
Kent Hemin[redacted]
[redacted]
***[redacted]**

From:	Latha Joyce
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 4:18:53 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Latha Joyce


From: Ernest McKenney
To: Alter, Alison - BC
Subject: Parks Board May 24th Meeting-Grove PUD
Date: Sunday, May 22, 2016 4:27:10 PM

My family and I have lived close to the proposed development since 1974. We are not against any development, but the Grove as currently proposed is deficient in so many ways. We count on the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. Please vote to support the Park and Recreation Department staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest standard of superiority for parkland!

Ernest McKenney

[redacted]

From:	Echo Bond
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 4:50:30 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Echo Bond


From:	Matt Perry
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove PUD - Useable Park Land
Date:	Sunday, May 22, 2016 4:51:52 PM

Hello Ladies and Gentlemen,

Intro:
As a 51-year old multi-generation West Austin native, I feel I am qualified to describe the attributes which have made our beautiful city such a great place to grow up, live and work. I understand why all visitors have always "loved" Austin, even before the rebranding as a high-tech mecca and the 'Live music capital'. Ample parks and wooded areas are certainly a large part of what has always made Austin great. They create both aesthetic beauty and a place for the community to engage. They allow for a healthier, happier lifestyle. I know we all agree.

The Problem:
For the surrounding neighborhoods, the Grove property has served as the central park for the last 70+ years. There are no other open area park lands between Shoal Creek and Mopac, from 183 to basically 29th street and Pease Park. Without preserving an ample portion of the Grove property as park land, there will be no place for a kid to go on his bike without crossing major barriers and likely getting hit by a car. No place to throw a ball for your dog. No neighborhood park you can walk to and kick a soccer ball or play catch with your kid after work. No place to have a Thanksgiving day football game with the all of the family and neighbors. No place for neighbors to gather and meet in the evenings with their kids and dogs. This is NOT the Austin I want to imagine.

The Solution:
Personally, I am in favor of a development on the 'Grove' property. I truly believe there is a solution that allows for both a reasonably profitable development and for preserving enough useable park land to satisfy the neighbor's needs for outdoor space; However, as the Grove PUD is currently proposed, it is far from preserving enough useable park space to meet the basic needs of the community, much less be superior in any way. I am of the opinion the Grove PUD will need to preserve SIGNIFICANTLY more USEABLE park space than currently proposed in order to not negatively impact the community's current quality of life.

Spirit of Superiority:
As it is proposed, no matter how you count the acreage, the developer has only preserved areas that are unbuildable anyway. He has given the community nothing out of his pocket in these regards. And, while land that is unbuildable is not necessarily disqualified for meeting acreage requirements, the developer's lack of preserving any other useful space is neither in the spirit of superiority nor does it provide a solution to the fact that there is NO remaining parkland for our entire sector of North Central Austin. And he is multiplying the number of residents who will need access to nearby outdoor areas. That is hardly superior for anyone but the developer and the investor's pockets.

Usability and Needed Functionality:
The Grove PUD's proposed "signature park" area on the North and East side of the property is not

useable for much. For weeks after it rains, there is seepage and mud. It is also a very steep slope. That is why Milestone did not hold their "Grovefest" event in the 'signature park', despite the event being intended to promote the park.

The proposed pocket park on the South and West side of the property is nothing more than a stand of legacy oak trees. The South end and West side of the property has served as a bridge and gathering place that pulls Oakmont, Ridgelea and other neighbors together in the evenings as they play with their kids and dogs. Milestone wants to turn that into a wall of townhomes between the neighborhoods and preserve no open space for people to meet each other and have conversations while playing with their kids and dogs. The South and West sides of the development should not be limited to a mere pocket park cluster of oak trees. We want to maintain our sense of community and these "walk to" common areas are how neighbors get to know each other. Period.

The Community vs. The Investor

Please keep in mind that the developer outbid all other developers significantly, (by approximately 15%!), with no guarantee that he would gain ANY entitlement. That was the investor's risk, not the City's. Not the neighbor's. Other bidders likely priced ample park space for the community in their calculations. The community should not bear the burden of insuring profitability at the cost of park land. The investors took the risk…not the neighbors. Furthermore, Milestone proposes to take essentially ALL useable space away, yet multiply the number of resident's who need access to outdoor areas. That is not superior.

The Topher group is financing the Grove development. These are people who have made a fortune in our city, but now seek to profit even more by selling our quality of life. My opinion is that the Tophers should be looking to give back to the community that adopted and served them so well, not exploit the residents by taking away their park in order to hoard even more wealth. They pitch a legacy development. Indeed, a legacy of greed and the sale of Austin's charm. Sad, because the Grove has potential to be something truly good for the community that would create a lasting positive legacy for all involved. West Austin's charm is at stake here. It should not be for sale.

From: Mia H Burton
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; [redacted]
Subject: Please Support A Truly Superior Park
Date: Sunday, May 22, 2016 5:26:58 PM

Dear Austin Parks Board Members -

I live on Shoal Creek Boulevard, just south of 45th Street. This puts me immediately adjacent to the Grove PUD, so I am very interested the Grove PUD parks proposal. I go to Ramsey Park several times a week, and I will most definitely use the Grove park once completed.

For this reason, I am very concerned that the current plan falls terribly short of what anyone would consider "superior." The size is far too small given the projected population in the development, and much of what is considered "parkland" is actually portions of the creek, detention ponds and other areas that are not suitable for recreation. I am also concerned that heritage oaks on the site will not be far enough away from the built development for their protection. Those trees are literally priceless and deserve more.

However, what worries me the most is that the proposed park will not be a truly public asset. My understanding is that the current proposal will allow the developer to use parkland for private events and to determine programming for the park. This is a very, very bad idea. The park should not be a commercial, privatized asset - it should be a public, free, city park.

There are so few open spaces left in Central Austin - this is your chance to do something wonderful and amazing for generations to come. Please push the Grove to do more than the bare minimum and to honor the letter and the spirit of the word "superior."

Thanks,

Mia Burton
[redacted]

From:	Laura Sharp
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 5:49:32 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Laura Sharp
[redacted]

From: [redacted] on behalf of Deb Lewis
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: More Parkland needed for the Grove Development
Date: Sunday, May 22, 2016 6:04:08 PM

Dear Parks Board,

There's a saying that housing and mixed use developments often name their projects that which they are ruining. I hope that's not true for the "grove". The literal grove after which they've named their development is a special environmental and historical vestige of the early Austin landscape. If you've ever ventured down there, you know what I mean. There are shards of old pottery from early homesteaders, there are fossils in the creek, and the trees are priceless.

We ask the board to please support the park staff's finding that the Grove parkland doesn't come close to meriting a "superior" rating for a PUD. The City's Parks & Recreation Department staff has completed a very detailed review of the parks proposal for The Grove PUD in line with the City's parkland policies and goals. This review found The Grove's parkland insufficient to warrant a superior rating.

Many of these acres of "parkland" are within the magnificent heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features.

With the thousands of existing residents around this site plus the thousands of visitors to the Grove each day, the acreage of parkland provided in The Grove is absolutely deficient. This largely undeveloped, natural land has served as a de facto park for hundreds of families in our community for decades. This property is our last opportunity to secure quality parkland for our park-deficient neighborhood. Ramsey Park in Rosedale is over 5 acres, highly utilized by those on the east side of Shoal Creek, and serves a much smaller neighborhood that the Grove will be.

The location of the proposed parkland within the heritage oak grove will generate a lot of activity that will harm or kill these century-old trees. We know this by example where heritage trees were preserved within a development, but the heavy activity caused compaction of the critical root zone and other damage which ultimately killed the tree. I'm afraid that ARG will risk the relatively small financial slap on the wrist it will receive if any of these historical oaks die.

ARG/Milestone proposes a "parkland agreement" that allows the developer "sole right" to determine the park program, events, activities, vendors, and excludes the Parks Department from the design of the park and bars the City from placing any future park facilities on the land. The unrestricted commercial use of this park for the benefit of the developer and exclusion of the Parks staff from the design and future improvement of this public parkland is not acceptable and not superior in any way.

We encourage the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. We ask you to vote to support the staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest

standard of superiority for parkland.

Thank you for all the work you do to protect what makes Austin special. There's a reason that people love this city, and you help protect the core of that uniqueness.

Sincerely yours,

Deborah Lewis

resident of the Ridgelea neighborhood and across the street from the future development

From:	Richard & Kim Relph
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove PUD
Date:	Sunday, May 22, 2016 6:23:04 PM

Hello,

We live in the Rosedale neighborhood and are very concerned about the case coming up regarding The Grove at Shoal Creek. We feel that for a PUD to be "Superior", it should go above and beyond expectations. How is the bare minimum set aside for parkland considered "Superior'? Please follow the recommendations of the Parks Staff and vote this parkland proposal of theirs "not Superior". We all know they can do much better than the bare minimum.

Thank you for your time,

Richard & Kim Relph
[redacted]

From:	Susan Dial
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 7:01:29 PM

Dear Parks Board Members:

We write to urge you to support the City staff's findings that The Grove PUD's parkland proposal is NOT superior. For more than 15 years, we have lived near the magnificent tract of land that is now proposed for a development of unprecedented density.

We and many others hold this land in special regard. Because it will most certainly be developed, we ask that you hold the developer to the highest standards for public enjoyment of its unique natural features.

Since the name of the proposed development---The Grove--- references the large grove of hundreds-year-old oak trees, it would seem the developer would go to extraordinary lengths to ensure their care and protection. Instead, the plan calls for concentrating recreation activity within and around the heritage oak grove, exposing these trees and their roots to harm from compacted soil and other damage from the thousands of new residents, shoppers, and other visitors to the site. If this threat were not bad enough, the developer has been unable to devise a stormwater diversion/detention plan which assures that any of these trees can survive a major rainstorm event. With 50 acres of additional impervious cover planned for this site, serious flooding must be considered a threat to any and all recreation areas, creek banks and trails.

We are especially concerned that the parkland agreement proposed by the developer grants it special rights, including sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is wrong and certainly not superior. In addition, there is no guarantee that the developer would remedy any damage to any recreational area which might be caused by flooding, and the City would be powerless to compel a remedy.

Our neighborhood leaders have been unable to reach any compromise with the developer regarding the need for usable parkland, in spite of meeting in good faith with him for over a year. While the PR mailings from the developer trumpets its parkland offerings, in truth the park area planned for The Grove is the bare minimum acreage required by City code, and of that amount, only a few acres are suitable for active recreation. This is likely to put additional pressure on our only neighborhood park, Ramsey Park, which can hardly accommodate an influx of thousands of new PUD residents who will seek usable recreation space.

Parks are very important for our neighborhood, and they are a necessary and expected aspect of the quality of life we enjoy as Austinites. Accommodating more park space in the Grove development for active recreation will help mitigate risks to the tract's special environmental features and help preserve them for the enjoyment of our children and grandchildren.

Please support the staffs' determination that the Grove's parkland proposal is NOT superior. Thank you sincerely for your efforts and service.

Best regards,

Susan and Steve Dial

--
Susan Dial
[redacted]

From:	Tracy Vaught
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 7:48:44 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Tracy Vaught
[redacted]

From:	Sabrina Bradley
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I live directly acroos the street from the proposed Grove @ Shoal Creek development. Please support the park staff's finding that The Grove parkland does not merit a "superior" rating for a PUD
Date:	Sunday, May 22, 2016 9:22:09 PM

I live directly across the street (within 50 feet) of the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior.

I grew up in this neighborhood and moved into this small cottage home almost 20 years ago. I am now am raising my small children here. I have taught my son to ride his bike, and my daughter to ride her scooter. They learned to climb tree's and scout for doodle bugs (roly-polies to some). Run wild and play hide and seek, search for treasure... put their toes in the earth... and how that connects them to all living things. We are all better for it. It is sacred.

As Austin becomes less and less affordable for most Austinites - big homes, large yards and outdoor spaces become further out of the reach of most families and especially our children.

So to say - quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites - is an understatement. We all need it as much as we need water and air. Especially, within the confines of busy streets, small homes/apartments and what is now determined as the "urban core".

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Sabrina Bradley
[redacted]

--
Best,

Sabrina Bradley
[redacted]

From:	Tyler Anderson
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 10:23:07 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Tyler Anderson
[redacted]

From:	Sherry Brown
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Sunday, May 22, 2016 10:42:51 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Sherry Brown
[redacted]

From:	Roseanne Giordani
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Please Support Staff"s Determination that Grove PUD is NOT superior
Date:	Sunday, May 22, 2016 11:03:14 PM

Dear Parks Board:

I live in a neighborhood next to the Grove.

Please support the Park staff's finding that the Grove parkland does not meet a superior rating for a PUD. In fact, the PUD developer wants unrestricted commercial use of the parkland for its sole benefit, and is unwilling to give anything in exchange for the mind-boggling amount of density it is asking for in the PUD.

Please realize that the Grove PUD has:

(1) much too little parkland acreage in exchange for the excessive amount of density/development that it would be granted;

(2) parkland in the heritage oak grove with activity which will negatively impact the oaks and will damage their critical root zones;

(3) an inferior quality of parkland with acreage actually found within the creek or acreage that is essentially unusable for recreation; and

(4) its layout configured in such a manner that it will limit parkland access to adjacent neighborhoods and the public.

The neighborhoods together with the BCRC have pleaded with the Grove developers to create wide greenways or greenbelts along the periphery of the development leading from the neighborhoods into the park area. But the developer has refused to sincerely negotiate! They remain steadfast in keeping a site configuration that will create a defacto private park for the Grove development only. This configuration will discourage the use of its parkland by successfully keeping the neighborhood and public out!

Unlike other areas of Austin, there is very little parkland in our area. It is deficient in recreational spaces. The Grove had a perfect opportunity to create a development with superior parkland, but they have refused to give anything up for the grossly vast amount of density they want.

Instead, the developer proposes a “parkland agreement” that allows the developer “sole right” to determine the park program, events, activities, vendors. The proposed agreement excludes the City’s Parks Department from the design of the park and bars the City from placing any future park facilities on the land. This is unconscionable! And not superior in any way!

Austin residents and neighbors adjacent to the Grove only have people such as you - Park Board Members - to protect us from PUD developers who want more, more, and more - but give less, less and less.

Please vote to support the Park staff's analysis and its non-superior park determination on The Grove PUD. We must do all we can to encourage Council to hold The Grove's developer to the highest standard of superiority for parkland!

Kindest regards,

Roseanne Giordani
[redacted]

From:	Carolyn Mixon
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC; Pool, Leslie; Adler, Steve; Tovo, Kathie
Subject:	The Grove at Shoal Creek Park Plan
Date:	Sunday, May 22, 2016 11:03:49 PM

Dear Parks Board Members,

I live in the neighborhood directly north of W. 45th across from the previously owned state land at W.45th/Bull Creek which is being considered by the city as The Grove at Shoal Creek PUD. I urge you to take into serious consideration the City of Austin's Parks and Recreation Department's recommendation that this PUD is NOT SUPERIOR and to similarly NOT recommend superiority for the PUD's park proposal. I feel that this PUD's park plan should be rejected for the following reasons:

- PARD staff found that only 4 acres of parkland are suitable for recreation with the majority of these acres being under the centuries-old heritage oaks. Constant activity under and around these oaks will result in soil compaction and eventually kill the trees. Much of what ARG includes in parkland has a greater than 10% grade and/or is in the creekbed, floodplain, grow zone, and possible detention pond.

- The proposed Signature Park is buried behind the development and does not provide connectivity to the neighborhoods with primary access through the housing/retail/office area. ARG grudgingly provided a narrow 50 ft. buffer between it and the houses to the north of the property and no greenway buffer to the south. The northern buffer as sketched in pictures provided to media and the public includes the trees in backyards of the W. 45th St. houses making it look inviting, but in reality, it will be sandwiched between their back fences and the walls of the 2-3 story condos on the other side. This buffer and one to the south should be at least 100 ft wide and provide a continuous connection around the property.

- The parkland calculation did not include the 600 affordable housing units or the 600 senior living units. Regardless of whether the city requires these to be included, they should be included to gain superiority. The occupants of these units benefit from sufficient greenspace also.

- The developer is requesting a parkland agreement that allows him to determine the commercial usage and activities to be scheduled on the parkland and excludes PARD from decisions regarding design and future use. With no city oversight, the neighbors will suffer even more noise, traffic, and light pollution from festivals and music events and will have no recourse to improve the situation.

- The PUD's density will destroy the last remaining Blackland Prairie with its diverse ecosystem in central Austin. The Lady Bird Johnson Wildflower Center recognized the significance of this piece of prairie and requested the developer to harvest its seeds for replanting. The developer's plan to plant these seeds in other locations on the property such as the strip between sidewalks and the street is a token "restoration". I urge you to consider the goal of Dr. Mark Simmons, the late director of the Wildflower Center's EcoSystem Design Group as stated in a memoriam to him: " One of his goals was to bring prairies into the city, and he worked toward the day that our cities would be home to the largest expanse of Blackland Prairie, a highly endangered ecosystem."

To conclude, The Grove at Shoal Creek in its current plan is incompatible with the surrounding neighborhoods due to its density and lack of parkland. Please do not give a superior rating to this plan.

Thank you for your time and careful consideration.

Sincerely,

Carolyn Mixon
[redacted]

From:	M. Artzinger-Bolten
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove - goals for Parkland, calculation of size, and accesibility by all residents of the city
Date:	Monday, May 23, 2016 3:18:35 AM

Dear Parks and Recreation Board,

please support a "superior" park at The Grove development.

There is a reason parks and sporting arenas have always been incorporated since the advent of city planning. Parks play an integral role in keeping the populace of a city healthy. If we neglect parks, we neglect the health of its residents. People without access to sports and sunshine and fresh air feel disenfranchised and act less civilized, and the quality of life in and the reputation of a city suffer.

That being said, I have reflected on what is important to me about the park closest to my home (Ramsey - thanks for the support in it's development over the past few years - I am thrilled!).

I think a park should accompany the residents of the area, and the surrounding neighborhoods, from the cradle to the grave.
There should be shade and a bench for an expectant mother to sit on.
A toddler playground, and something more challenging for when the child gets older.
A bike path to learn how to ride a bike on (and later, over which the adult rides to work).
Tennis, basketball and swimming as the child becomes a teen, and needs sports as an outlet for his growing body.
An arena for shows/meetings/neighborhood picnics to encourage the social exchange so critical in a civilized democracy.
And some solid historic oaks to rest under as we get older.

To accommodate all this, the calculation of the size of the park needs to include all the not only the commercial occupants of the Grove and their customers, but also the occupants of 780 residential units in the Grove. To ignore those residents is naive, and also just wrong.

Please, let Austin be the vanguard city it wishes to be. Make the park space at The Grove become the standard which all other cites hope to achieve. We are too educated and too rich to neglect the long-term importance of quality open spaces - accessible to all residents of a city.

My kids and I frequently walked our dog in what will now become The Grove, and we'll keep going there if the park turns out great!

Thanks for your fantastic work. We taxpayers really appreciate it!

Best regards,
Maria Artzinger-Bolten

[redacted]
78756

From:	Gary Culpepper
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 5:21:07 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Gary Culpepper
[redacted]

From: [redacted]
Subject: Grove" planned proposal for parkland is "superior"
Date: Monday, May 23, 2016 5:57:13 AM

I do NOT feel that the Grove' planned proposal for parkland is "superior".

- We count on the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. Please vote to support the staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest standard of superiority for parkland!

Jay Carpenter
[redacted]

From:	wendy salome
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Please help keep Austin green!
Date:	Monday, May 23, 2016 6:29:10 AM

Dear Park Board:

I understand that you will be considering The Grove PUD in your meeting tomorrow night. As a neighbor within about 1000 feet of this pending development, I am deeply concerned with the scope and environmental impact this development will have.

I spend time in that space weekly, walking my dog and hanging out with my kids as they ride bikes on the trails. Our neighborhood does not have sidewalks, and it's so much safer for them to ride on those trails, that are so easy to get to.

The space is a beautiful one - but for many more reasons than just aesthetics. It draw people together and creates community. On any given evening, you will see college students. techies, families, retired people, kids playing, and people talking and interacting. It's rare to find a space that allows for this, the right now, this is a truly meaningful part of the lives of so many of us who move our bodies and replenish our souls in this unofficial park space.

The proposal put forth by The Grove PUD is abysmal in what it considers adequate park space. As a homeowner who has suffered water damage in each of the last major floods (Memorial Day 2015, Halloween weekend 2015, and at least 3-4 more before that), I am terrified at what will happen to my home when all of this grass and trees becomes concrete.

In developing this space, there are several areas of priority:

- Protection of Shoal Creek, which lies adjacent
- mitigation of flooding for my neighborhood (Shoalmont) and Ridgelea, right around the corner
- protection of open space that truly supports community, recreation, fitness

The Grove PUD is significantly below the "superior" rating in almost every way possible:

- not enough usable park space for our existing community (much less the thousands of new residents moving in)
- the inability to adequately (TRULY) protect the amazing grove of heritage oaks
- the developer's plan to retain "sole right" to determine programming with NO oversight from the City Parks Department - there will be unrestricted commercial use of this space

I am begging you to deny the Superior rating for this development. As an Austinite, I am counting on YOU and your expertise to know that this is probably some of the last green space in central Austin. We could have something AMAZING and beautiful for our city for years and years to come. Or we could have condos and parking spaces. When this is gone, it is gone forever.

I am counting on your board to advocate for open, *quality*, pubic parkland. This is what makes Austin great! IT is crucial to maintaining the high quality of life we have come to expect from

our city.

PLEASE VOTE TO SUPPORT YOUR STAFF'S DETAILED ANALYSIS AND NON-SUPERIOR PARK DETERMINATION for The Grove PUD.

Thank you for your time and for the incredible work you do for our city!

Wendy Salome
[redacted]

From:	Matt Perry
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove PUD - Useable Park Land
Date:	Monday, May 23, 2016 6:33:38 AM

Hello Ladies and Gentlemen,

Intro:
As a 51-year old multi-generation West Austin native, I feel I am qualified to describe the attributes which have made our beautiful city such a great place to grow up, live and work. I understand why all visitors have always "loved" Austin, even before the rebranding as a high-tech mecca and the 'Live music capital'. Ample parks and wooded areas are certainly a large part of what has always made Austin great. They create both aesthetic beauty and a place for the community to engage. They allow for a healthier, happier lifestyle. I know we all agree.

The Problem:
For the surrounding neighborhoods, the Grove property has served as the central park for the last 70+ years. There are no other open area park lands between Shoal Creek and Mopac, from 183 to basically 29th street and Pease Park. Without preserving an ample portion of the Grove property as park land, there will be no place for a kid to go on his bike without crossing major barriers and likely getting hit by a car. No place to throw a ball for your dog. No neighborhood park you can walk to and kick a soccer ball or play catch with your kid after work. No place to have a Thanksgiving day football game with the all of the family and neighbors. No place for neighbors to gather and meet in the evenings with their kids and dogs. This is NOT the Austin I want to imagine.

The Solution:
Personally, I am in favor of a development on the 'Grove' property. I truly believe there is a solution that allows for both a reasonably profitable development and for preserving enough useable park land to satisfy the neighbor's needs for outdoor space; However, as the Grove PUD is currently proposed, it is far from preserving enough useable park space to meet the basic needs of the community, much less be superior in any way. I am of the opinion the Grove PUD will need to preserve SIGNIFICANTLY more USEABLE park space than currently proposed in order to not negatively impact the community's current quality of life.

Spirit of Superiority:
As it is proposed, no matter how you count the acreage, the developer has only preserved areas that are unbuildable anyway. He has given the community nothing out of his pocket in these regards. And, while land that is unbuildable is not necessarily disqualified for meeting acreage requirements, the developer's lack of preserving any other useful space is neither in the spirit of superiority nor does it provide a solution to the fact that there is NO remaining parkland for our entire sector of North Central Austin. And he is multiplying the number of residents who will need access to nearby outdoor areas. That is hardly superior for anyone but the developer and the investor's pockets.

Usability and Needed Functionality:

The Grove PUD's proposed "signature park" area on the North and East side of the property is not useable for much. For weeks after it rains, there is seepage and mud. It is also a very steep slope. That is why Milestone did not hold their "Grovefest" event in the 'signature park', despite the event being intended to promote the park.

The proposed pocket park on the South and West side of the property is nothing more than a stand of legacy oak trees. The South end and West side of the property has served as a bridge and gathering place that pulls Oakmont, Ridgelea and other neighbors together in the evenings as they play with their kids and dogs. Milestone wants to turn that into a wall of townhomes between the neighborhoods and preserve no open space for people to meet each other and have conversations while playing with their kids and dogs. The South and West sides of the development should not be limited to a mere pocket park cluster of oak trees. We want to maintain our sense of community and these "walk to" common areas are how neighbors get to know each other. Period.

The Community vs. The Investor

Please keep in mind that the developer outbid all other developers significantly, (by approximately 15%!), with no guarantee that he would gain ANY entitlement. That was the investor's risk, not the City's. Not the neighbor's. Other bidders likely priced ample park space for the community in their calculations. The community should not bear the burden of insuring profitability at the cost of park land. The investors took the risk…not the neighbors. Furthermore, Milestone proposes to take essentially ALL useable space away, yet multiply the number of resident's who need access to outdoor areas. That is not superior.

The Topher group is financing the Grove development. These are people who have made a fortune in our city, but now seek to profit even more by selling our quality of life. My opinion is that the Tophers should be looking to give back to the community that adopted and served them so well, not exploit the residents by taking away their park in order to hoard even more wealth. They pitch a legacy development. Indeed, a legacy of greed and the sale of Austin's charm. Sad, because the Grove has potential to be something truly good for the community that would create a lasting positive legacy for all involved. West Austin's charm is at stake here. It should not be for sale.

-Matt Perry

Matthew K. Perry
[redacted]

From:	Karen Frost
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Please Consider Tuesday: The Grove"s PUD Park Design is NOT Superior
Date:	Monday, May 23, 2016 8:02:55 AM
Attachments:	image001.png

Dear Parks Board Members,

I live near the proposed Grove at Shoal Creek development and have resided in this neighborhood for over 14 years. I walk my dogs on this property almost daily and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior.

Take note, I am not opposed to the development of this property all together. Candidly, I'm surprised it took the state so long to sell it. But because of the gorgeous heritage oaks and the vibrant wildflower prairie, there is a wonderful opportunity to develop this land into something all of us can enjoy and be proud of. I currently think that ARG's current PUD design is too dense and sacrifices too much of the environment for a saturation of living/retail design. Realistically, there's opportunity to honor both, parkland and living/retail space, creatively and smartly. I've attached some pictures that I've taken through the years walking the paths of this beautiful plot of land. Take note, I have plenty more pictures if you care to see them.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer seems to resist providing any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and

preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a defacto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

[redacted]

FROST
Karen Frost
Tel: [redacted]
Cell: [redacted]
[redacted]
www.frostmedia.com

From:	Robinson, Carolyn
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	GROVE Parkland
Date:	Monday, May 23, 2016 8:39:47 AM

When I first drove in to Austin in 1981 looking for an apartment near campus, my first thought was, "WOW! What a GREEN city." And that was my view from I-35!

A lot has happened here in Austin since 1981, and the word "green" has come to have a few new definitions. But I'm asking you to help us, help me, hold on to a small amount of "green" in my neighborhood. I walk my dog Bullet at the future site of The Grove almost every day. I am asking you to do a personal favor for me and require that the Grove add more green, park space. (The bed of Shoal Creek is not green, by the way.) Our neighborhood is sorely lacking in parks (Thank goodness for Perry Park!) and to allow this development to come in with less than the best is doing a huge disservice to future Austin. Keep it as GREEN as possible for all of us, please, please, please.

Carolyn Robinson
[redacted]

Carolyn B. Robinson
Paralegal
[redacted]
phone:
fax:
[redacted]
www.pecklaw.com

From:	Ranleigh Hirsh
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove: Please support PARD staff on their decision
Date:	Monday, May 23, 2016 8:47:45 AM

Ricardo Soliz, Randy Scott, Marilyn Lamensdorf and many others have worked tirelessly on assessing The Grove's PUD submission. I have been very impressed by this group of dedicated employees who have met us at the site, walked over of the proposed parkland to better understand the offer and held meetings with many neighborhood groups to gather input and helped us understand the criteria needed for a park. They are an impressive bunch who have worked diligently to balance the various factions on The Grove both pro and con.

When ARG/Milestone announced they were not interested in seeking superiority on parkland my neighbors and I were incredibly disappointed. We have always known this property would be developed. Our hope was to have a superior mixed use development, appropriately scaled with the neighbors, with an incredible park for new and existing neighbors. I personally have visited this property since 1992, yes illegally trespassing, but always joyful to have a wonderful area to hike, walk my dogs, explore Shoal Creek or watch a little league team practice. What is in the ARG/Milestone proposal for the park leaves little for active play outdoors something our children need in today's increasingly "alienated from nature" world. In fact, the residential areas of The Grove are jam packed with little green space for the new residents. The Grove PUD is proposing 2,295 residential units (780 of these units were not included in the parkland calculation). if each unit has just 2 people living there where are these 4,590 people going to go for jogging, dog walking, picnicking, or neighborhood events? There is just not enough active park space in the park to fit 4,590 people not to mention existing neighbors who have little or no parks available to them.

The Grove property has historic trees, creek access and critical environment features that need protection. Including these areas in the park is reasonable only if they are truly protected and not used as a park amenities or commercial uses. I am concerned about the heritage oak trees. They have stood unmolested for their lifetime and now are about to be inundated by development. Shade provided by these trees is highly sought after during Texas hot summers but just sitting under their large canopies, as the developer proposes, does not make a park useful; it makes it a nature reserve which is not what neighbors visioned.

Please support the park staff in their "not superior" decision on the Grove. It was a decision that did not come easily. They worked with the developer for many months, cajoling the development team to consider various options to improve the park offering. They wanted the development to reach superiority but sadly the developer never sought superiority on parks in the first place. The PARD staff did a great job. They deserve your backing.

Thank you for devoting your time to volunteer focused on Austin's greatest feature our parks. I appreciate all you do to help guide our parks on the PARD Board,

Ranleigh Hirsh - Certified Texas Master Naturalist - Neighbor of the Grove at [redacted]

From:	Paul Clements
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove
Date:	Monday, May 23, 2016 9:21:25 AM

Ladies and Gentlemen,

I am writing to ask you to pull the Grove back from the brink of a truly awful development strategy and bring some long-term perspective to the plans that are afoot. It seems to me that developers have a penchant for naming their development after the thing they've just finished bulldozing, and The Grove is turning out to fit that description. While the developers promised a "superior" development, what's coming to pass is a plan that (a) doesn't fit that description in several categories; (b) barely fits the letter of the law description in others; and (c) in no way stands apart from any other development on any other piece of land in any other city. This isn't an Austin-worthy effort.

For example, as I understand it, they are claiming "superior" tree protection *not* because they are leaving all the heritage trees, but because they are deigning to cut down *one less heritage tree* than the many they are legally allowed. They have already removed some very large net leaf hackberries — please don't tell me any of you still believe the old and thoroughly outdated nonsense about hackberries being "trash" trees. So much for all the pollinators that rely on those trees as host plants. The developers will tell you that they did this on the advice of the tree service they hired, which of course will advise their client to do pretty much anything the client desires to hear.

When the debate was raging about the The Triangle some years ago, the *American Statesman* published the dumbest editorial opinion I've ever seen: "Austin," it said, "has enough parks" and so the Triangle should be developed full-tilt. And so it was. Last year, the City had the opportunity to purchase this incredible tract of land, with its incredible location, and its incredible natural setting, and see it developed in a truly balanced, mixed use fashion that preserved the best of it for everyone. Once again the City abdicated its responsibility to the future.

I will come to the point. The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features. Those acres *absolutely* need to be protected, for wildlife, for exposure of the thousands of residents to nature, and for aesthetics, not to mention flood protection. However, given the number of residents who will soon be flooding into this area, let alone the hundreds and hundreds of dogs they'll bring with them, this simply isn't enough outdoor space.

Please support the park staff's finding that The Grove parkland does not merit a "superior" rating for a PUD. We can do better.

Thanks for your time and service,
Paul Clements

From:	Keith Pflieger
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Please deny The Grove PUD status
Date:	Monday, May 23, 2016 9:50:46 AM

Hello Board members,

I am a resident in an adjacent neighborhood (Rosedale) to the proposed PUD by Milestone, "The Grove" near the intersection of 45th Street and Bull Creek. I am very disappointed by the current plans for the development, particularly with respect to the limited usable park space proposed.

Austin is growing very fast & I agree that the city needs to have more density in certain areas of the city to provide reasonable housing alternatives, close to places people work. However, I don't think that we should be developing every last square foot of open space in the city at any cost. We should preserve as much possible open space as possible to pass on to future residents and generations.

I think that "The Grove" proposals are not even close to being considered "Superior", which is a requirement for achieving PUD status that would give them a little more leeway in their development process. I think that the Grove should preserve more of the existing old-growth heritage trees, maintain more of the wild open space (meadow of wildflowers already existing on property, and perhaps wildlife corridors along Shoal Creek and other property features), and provide way more usable park-land for residents and visitors (and I mean quality parkland, not just a few extra feet of grass along each of the sidewalks in the development, or acreage inside of flood-mitigation regions which or not usable by people).

I think that parkland and wild open space is crucial to the well being of people and to propose such a large development as Milestone has, without adequate park land is bad for Austin.

Please require Milestone to substantially increase the amount of park space in their development, and deny the request for PUD status based on their current proposal until they address this important issue.

Thank you,

Keith Pflieger

From:	Marian Alexander
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 10:39:36 AM

Dear Parks Board Members:

I live directly next to the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. In fact, it is far from superior in every way , not just in terms of parkland.

Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Marian Alexander

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Marian Alexander
[redacted]

From:	Pim Mayo
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Agenda Item D3: The Grove PUD
Date:	Monday, May 23, 2016 10:57:12 AM

Dear Board Members,

My husband and I own the home located at 2623 W. 45th Street, adjacent to the proposed Grove PUD. We support the City staff recommendation that The Grove PUD parkland as currently proposed is **NOT superior**.

It is clear from documents provided throughout this process that only a very limited area of the Signature Park will be available for recreation. ARG's slope analysis has shown that **only 3.93 acres of the Signature Park have a slope of 10% or less.**

Additionally, residents of W. 45th negotiated with ARG to receive an alley way that will provide residents with greater safety long ago. This would allow W. 45th residents to park behind their homes instead of pulling in/out on W. 45th, which will increase in traffic substantially after The Grove PUD is built. The alley was included in the Grove PUD until December 2015 when The Grove announced "We're Adding a New Greenbelt and Increasing Public Park and Open Space!"

The "New Greenbelt!" comes at the cost of W. 45th Street residents in 3 ways:

1. We will no longer receive the alley that was long promised,
2. We will no longer receive a sidewalk on the south side of 45th street as promised in the original Grove Multi-Modal plan, and
3. We will have a multi-use trail that will service the entire development and surrounding neighborhoods within 25' of our property lines. In 2003, the City of Portland found that trails located within 200' feet of single-family homes reduced property value.(Portland study referenced on page 5).

I personally have made multiple attempts to meet with ARG representatives in the last months to discuss these issues, and they have not met with us.

Finally, as City staff also pointed out in a memo dated March 22, 2016, The Grove Plan includes 2 acres labeled as "Flex Park Space," but this park space does not have a location in the plan. My husband and I support **increased linear parks** that can be utilized for recreation as well as serve as space that will separate more intense uses from existing single-family SF2 uses.

Thank you for your consideration,

Pim Mayo, Esq. and Dr. Jeff Mayo
[redacted]

From: [redacted] on behalf of Leilani Plougmann
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: Importance of SUPERIOR for The Grove, important park issues
Date: Monday, May 23, 2016 11:21:13 AM

Dear Parks Board members,

Please review the staff of the City Park viewpoints concerning the current status of The Grove development. They found the PUD "not superior".

Any plan which affects such a large, beautiful, natural section of our gorgeous city of Austin should be superior! We are proud of our popular city, so let's slow down and take the right approach to development while respecting the importance of well-thought/planned growth and affordable housing.

I live within 4 blocks (46th and Shoalwood) of the proposed development, in the Rosedale neighborhood. I am very active in my community and am concerned about many environmental factors with The Grove.

I support the review of Austin's Parks & Recreation Department staff. Please review below.

Kind regards,
Leilani Plougmann
[redacted]

- The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features.

- The Grove intends to add thousands of new residents plus thousands of visitors every day to the retail/office complex. Combined with the thousands of existing residents around this site, the acreage of parkland provided in The Grove is deficient for so many users.

- This largely undeveloped, natural land has served as a de facto park for hundreds of families in this community for decades. And this property is our community's last opportunity to secure quality parkland for our neighborhoods which are recognized as being park-deficient, and particularly deficient in active recreation park spaces.

- The Signature Park at The Grove is 12.88 acres - by comparison, Ramsey Park is over 5 acres and is incredibly busy, has plentiful active recreation uses, and serves a much smaller local population within Rosedale than the population that will be served by The Grove's parks.

- The location of the proposed parkland within the heritage oak grove will generate a lot of activity that will harm or kill these century-old trees. We know this by example where heritage trees were preserved within a development, but the heavy activity caused compaction of the critical root zone and other damage which ultimately kill the tree. Additional parkland in The Grove suitable for active recreation, as the City staff requests, would help mitigate damage to these valued trees and preserve them for future generations.

- The developer proposes a “Master Parkland Agreement” that allows the developer to close off the dedicated parkland for private events such as parties, weddings, concerts and movies. They will also have the “sole right” to determine the park program, events, activities, vendors, and excludes the City’s Parks Department from the design of the park and bars the City from placing any future park facilities on the land. The unrestricted commercial use of this park for the benefit of the developer and exclusion of the Park's staff from the design and future improvement of this public parkland is not acceptable and not superior in any way.

- The Bull Creek Road Coalition has been working with the developer and with Parks staff for the past year to encourage a superior park plan for The Grove. But in that time, the developer has refused to add usable parkland to achieve superiority and will only provide the bare minimum to meet conventional zoning code requirements.

- 780 residential units in the Grove are not included in the parkland dedication calculation which, if included, makes the PUD’s parkland NOT meet even the minimum City requirements for parkland area. These missing residential units from the minimum parkland calculation include 180 affordable housing and 600 senior living.

From: [redacted]
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; bc-Francoise.Luca@austintexas
Cc: [redacted]
Subject: Parks Commission - Regarding the proposed "Grove" PUD
Date: Monday, May 23, 2016 12:03:10 PM

Our home and property are directly next to the proposed “Grove at Shoal Creek” PUD development. I am an adjoining neighbor. Please support City staff's determination that The Grove's parkland proposal is not superior. More than 80% of the parkland the developers says the PUD offers is either in the creek, on too high of a slope, would threaten fragile ecosystems, or is simply spaces in front of homes and businesses. This is insufficient for more than 4000 new residents this development would bring nor does it meet the needs of surrounding neighborhoods that are officially park-deficient.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior.

Thank you so much for your service to our City and for advocating on behalf of Austin residents for quality and sufficient parkland that we value and need.

Bennett Brier
[redacted]

From: Gene Kincaid
To: Alter, Alison - BC
Subject: Parkland in the Grove PUD is not superior.
Date: Monday, May 23, 2016 1:10:18 PM

RE: Parkland in the Grove PUD is not superior.

Ms. Alter,

My name is Gene Kincaid. I've been a homeowner at [redacted] since 1978. I attended the Grove's three public presentations, and this PUD has been a topic at every meeting of the Ridgelea Neighborhood Association for over a year.

I agree with the PARD staff's evaluation (Agenda Item D.3. Backup-03-Presentation) that unwinds the Grove PUD's proposed parkland in razor-sharp, professional terms. My evaluation, formed during the Grove PUD's first public presentation, remains a bit more coarse and blunt:

> "That's a stock tank with grass around the edges! That's not a park."

The PUD's dominant parkland feature, the Signature Park's wet pond, will provide a pleasant view to retail shoppers, to employees of the commercial tenants and to Grove homeowners. Retail visitors will certainly enjoy the view as they shop, dine then leave. Commercial tenants' employees will certainly have a "snackable park" for lunch breaks.

But the PUD's plan will not contribute to the grass-stained shorts, sweat soaked t-shirts and dirty socks that will challenge neighborhood washing machines. Only open park space suitable for family and kids' recreation can accomplish that.

I support a PUD that contributes in a superior way to the surrounding neighborhoods, including parkland. But by any definition, the Grove PUD does not rise to the level of earning a "superior" parkland designation.

I ask you to accept the PARD staff's conclusion that the Grove PUD parkland is not "superior."

In your recommendation to the City Council, I ask you to not designate the Grove PUD as being "superior." It is not.

Sincerely,
Gene Kincaid
[redacted]

From:	Pam Knight
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 2:17:13 PM

Dear Parks Board Members:

I am a 40 year resident of Austin, living in a home near the proposed Grove at Shoal Creek development. It is so distressful to see the developer at the Grove engage in greed over an above what is anywhere near reasonable. Initial promises of plentiful parkland have given way to excess over-development, pushing the only real parkland into environmentally sensitive areas which will most likely end up killing beautiful heritage oak trees. I strongly urge you to report to the city that The Grove's parkland proposal is inadequate and inferior for active recreation and for preservation of environmental aspects of Austin.

The developer has ignored the neighborhoods' request to provide parkland over the bare minimum parkland required. Even worse, most of the designated parkland is within the creek, grow-zone, detention pond and the magnificent heritage oak grove and does not support active use. Concentrated recreation activity will compact the soil and most likely damage or kill the century old trees. To accommodate the huge increase in visitors to the parkland, additional park space outside of these environmental areas should be provided.

Nearby neighborhoods are recognized as park deficient, and this natural area has been enjoyed defacto by our community. It is critical to the neighborhood and to protect the quality of life in Austin for the Grove's park proposal to be properly sized to accommodate new and existing residents, as well as visitors from across the city.

The developer's proposed parkland agreement would grants them sole right to use the park for commercial vendors and events without the City approval. They have demonstrated a lack of concern for parkland quality and should not be granted such power. The City staff's thorough analysis determined that The Grove's parkland proposal is NOT superior. You can now make a big difference by supporting those findings. We desperately need you to advocate on behalf of Austin residents to insist on appropriate quality parkland that we can all enjoy and appreciate.

Thank you,

Pam Knight

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Pam Knight
[redacted]

From:	Liza Wimberley
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Please vote yes to recommend The Grove at Shoal Creek
Date:	Monday, May 23, 2016 3:40:24 PM

Dear Members of the Parks Board,

I live in Rosedale, about half a mile from the future location of The Grove at Shoal Creek, on the east side of Shoal Creek. As a neighbor, I am excited to have this vibrant development within walking distance from my house. I am excited about all the amenities and about the new park which will be easily accessible from my side of the creek.

One of the most important aspects of a great park is its accessibility. We have a lot of green open spaces around Rosedale which are hardly used. As a runner and a cyclist I visit these green spaces every day and no matter the weather there is hardly a person there. This development, with its proposed bridge over Shoal Creek will provide unprecedented access to the signature park at The Grove for people living on the east side of the creek. The bridge will also provide a great access to Ramsey park and to the Burnett road corridor for residents on the west side of the creek.

As we try to shed our auto-dependance, for health and the environment, we want to have a walkable and likable city. This development will be of immense benefit to the surrounding neighborhoods, and in particular to Oakmont neighborhood, where the walkability score is currently in the 20s and 30s.

As a citizen of Austin, who breaths the same air as everyone else, who sits in the same traffic as everyone else, I am thrilled to see a development that so fully embraces the principles of Imagine Austin.

If we are going to build a city as it is envisioned in Imagine Austin, we should be building MORE developments like this, not fewer. We should be embracing these kinds of developments, not putting obstacles in their path.

Please do the right thing for my neighborhood and for all of Austin. Please vote to approve the PUD at The Grove at Shoal Creek.

-Liza Wimberley

From:	Andrew Coulson
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove PUD
Date:	Monday, May 23, 2016 4:07:20 PM

Dear Board Members,

I urge you to find The Grove PUD NOT superior from a park perspective. As many neighbors have pointed out, there are a lot of issues with the space Milestone/ARG is counting as "Park", including elevation issues, slope, questions of whether it's really park space or effectively part of the creek or just margins between commercial and residential spaces, etc.

Additionally, I would like to request that someone take a close look at the so-called connectivity between the Grove park and the Ridgelea greenspace. Milestone keeps claiming there will be connectivity there, including a bike trail, but I've looked at the margin between the house at the south-east corner of the parcel. To me, it appears that they are claiming space that is literally on the creek side of an existing retaining wall - effectively, space that they could never actually use without *significant* engineering work and actually narrowing the creek (which I doubt the City would allow).

Please scrutinize ARG/Milestones assertions regarding creek margins that they are counting as park space carefully.

Regards,
Andy Coulson
[redacted]

From:	Calvin Stence
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 4:56:16 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Calvin Stence
[redacted]

From:	Luke Stence
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 4:57:58 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Luke Stence
[redacted]

From:	Daniel Hernandez
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 5:01:44 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

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- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,
Daniel Hernandez
[redacted]

--
Daniel Hernandez
[redacted]

From:	Clara White
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 5:07:47 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you.

--
Clara White
[redacted]

From:	Amity Courtois
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove PUD
Date:	Monday, May 23, 2016 5:21:03 PM

Dear Parks Board Members,

I am a neighbor of the proposed PUD development, The Grove, on Bull Creek Road. My home backs up to this property and the development will greatly impact how I live my everyday life. We urge you to study this proposal carefully because we believe then you will see this is neither a superior development park wise, nor does it meet or even try to follow the goals of Imagine Austin.

When we bought our home we had no inclination that our "backyard" would be developed. It was a state owned property slated to be a cemetery. We always assumed we'd have really quiet neighbors! :) The neighborhood residents have always used this land as a park. Whether or not it was the right thing to do, it shows how much more open space in this area is needed. The only park within walking distance is Ramsey Park and I can't let my 9 year old risk his life walking on 45th St. to get there. Less than nine acres of the proposed “parkland” is at a grade of 10% or less, and most of this in the grove of breath-taking heritage oak trees, some estimated to be 300 years old. Most of the rest of the “parkland” is over rugged slopes and down in the creek bed—places you would not allow children or be able to use for any active recreation. This area of Austin has been designated by the City as lacking in any park space. The parkland offered for this development only barely meets the City’s requirement for minimum parkland to meet conventional zoning requirements. I'm all for a dense development but not at the risk of losing all of our green space. As arguably the neighbors most affected by this development, we ask you to consider adding more parkland and especially green buffers/trails between current residents and the new development.

We count on the Parks Board members to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin. Please vote to support the staff’s detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove’s developer to the highest standard of superiority for parkland!

Thank you for your consideration and your willingness to serve. Your important decisions truly impact every Austinite!

Sincerely,

Amity Courtois
[redacted]
Concerned neighbor, ready and willing to support SUPERIOR development

From:	Laura Martin
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 6:00:18 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,
Laura Martin

--
Laura Martin
[redacted]

From:	Anderson Simmons
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 6:06:56 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development at 4006 Ridgelea Drive and have since 2002. I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

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- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Anderson Simmons

--
Anderson Simmons
[redacted]

From: Anderson Simmons
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: The Grove PUD
Date: Monday, May 23, 2016 6:11:39 PM

Dear Park Board Members:

I live near the proposed Grove at Shoal Creek development at [redacted] and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy here in Austin.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

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- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

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PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Sincerely,

Anderson Simmons

The Law Office of Anderson M. Simmons, P.C.
[redacted]
[redacted] 78701
[redacted]
[redacted] fax

From:	Lanith Derryberry
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove at Shoal Creek Parks Plan
Date:	Monday, May 23, 2016 6:41:47 PM

Dear Members of the Parks Board,

My wife and I are forty-four year residents at [redacted]. here in Austin.

My property abuts the proposed PUD known as "The Grove at Shoal Creek" and so we are vitally interested in the nature and scope of this development.

We understand the Parks Board will consider this PUD in the May 24th meeting so I am writing to encourage you to support item D3 on your Tuesday agenda, the park staff's finding that this proposed development does not meet "superior" standards in parkland for a PUD.

We are members of the Ridgelea Neighborhood Association which is,in turn, a member of The Bull Creek Road Coalition.
We concur with BCRC's analysis and conclusion that the ARG/Milestone's PUD is NOT SUPERIOR concerning proposed parkland..

Our reasons are as follows:

1. The developer has grossly overstated the number of acres designated parkland by including green space that cannot be used for redcreational purposes. The city staff estimate is about 4 usable acres of the 18 or so claimed.

2. If built as proposed, the resulting population increase over 56 buildable acres will approach 5000 full time residentts with vehicles.
Four or five acres of parkland will be clearly inadequate to serve these residents and surrounding neighborhoods who desperately need it.

3. While we realize the wonderful 75-acre natural space we have enjoyed for decades will inevitibly be developed, we implore the city staff and Parks Board to help us preserve a reasonable amount of that green space for the future residents as well as the existing ones.

4. We have serious concerns that many heritage trees on the property are not specifically mentioned in the park plan. Those located in the signature park area are to be protected and nutures according to the developer, but there are many along the eastern boundry of the development, behind the homes on Idlewild Rd. that have never appeared in any of the site drawings. Neither have they been specifically mentioned in any of the numerous presentations by the developer. There are two such 150 to 200 year old trees directly behind my house. One of these is in the utility easment. Another is 15 feet to the west of the first. I fear they will be destroyed by the construction. Please find a way to save these trees as well as with those in the "signature park" area.

5. We understand the developer wants to retain sole control over the park areas and

intends to exclude the City Parks Department from influencing the design and future facilities. That makes the park a commercial feature of the development. The parkland should and must remain public and under city control.

In conclusion, we want to thank you all for taking the time to read this note, and we want to ask you again to please
listen to staff and require the developer to improve his plan.

Thanks and best regards,

Lanith and Linda Derryberry
[redacted]

From:	Dawn Lewis
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 7:37:44 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Dawn Lewis

--
Dawn Lewis
[redacted]

From:	Tina Barrett
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Please SUPPORT The Grove at Shoal Creek PUD
Date:	Monday, May 23, 2016 8:35:49 PM

Dear Members of the Parks Board,

I live in Rosedale, about half a mile from the future location of The Grove at Shoal Creek, on a small cul-de-sac off Shoal Creek Blvd near 47th street. As a neighbor, I am excited to have this vibrant development within walking distance from my house. I am excited about all the amenities and about the new park which will be easily accessible from my side of the creek.

One of the most important aspects of a great park is its accessibility. We have a lot of green open spaces around Rosedale which are hardly used. As a runner and a cyclist I visit these green spaces every day and no matter the weather there is hardly a person there. This development, with its proposed bridge over Shoal Creek will provide unprecedented access to the signature park at The Grove for people living on the east side of the creek. The bridge will also provide a great access to Ramsey park and to the Burnett road corridor for residents on the west side of the creek.

As we try to shed our auto-dependance, for health and the environment, we want to have a walkable and likable city. This development will be of immense benefit to the surrounding neighborhoods, and in particular to Oakmont neighborhood, where the walkability score is currently in the 20s and 30s.

As a citizen of Austin, who breaths the same air as everyone else, who sits in the same traffic as everyone else, I am thrilled to see a development that so fully embraces the principles of Imagine Austin.

If we are going to build a city as it is envisioned in Imagine Austin, we should be building MORE developments like this, not fewer. We should be embracing these kinds of developments, not putting obstacles in their path.

Please do the right thing for my neighborhood and for all of Austin. Please vote to approve the PUD at The Grove at Shoal Creek.

Thank you for your time,
Tina Barrett

From:	Dianne Holley Mountain
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	Dianne Holley Mountain
Subject:	Requesting Superior Parkland for The Grove PUD
Date:	Monday, May 23, 2016 9:00:22 PM

Please support the City Park Staff's recommendations around The Grove's lack of adequate parkland. Staff says the proposed parkland does not meet the definition of "superior." In fact, it barely meets the minimum requirements set forth *before* the City created Imagine Austin and increased the minimum requirements while asking for more density.

I believe in densification and affordability. However, that doesn't mean pave the entire city (except in the wealthy zip codes). Some of the most attractive features of our Central City are our parklands and urban forest. Children need safe places to play. Teens need places to gather. We all need the outdoors, even people living in affordable housing, and especially those in high density housing with no yards.

In addition, I hear that the development can close the park or portions thereof at any time or as often as they wish for private events. Our neighborhood has lost much of its "park" space to riparian zones. Most of the "open" space at The Grove is in this category - intentionally unusable. I do not understand how "private and unusable" space can be construed as "superior" parkland as required of a PUD.

Please support your staff's recommendations.

Thank you,

Dianne Mountain
Tonkawa Trail (where I have removed hundreds of square feet of invasive plants and replaced with natives)
[redacted] 78756

From:	Daniel De La Garza
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove at Shoal Creek PUD
Date:	Monday, May 23, 2016 10:10:27 PM

Dear Parks Board,

I live on W. 45 St. directly adjacent to the proposed Grove at Shoal Creek development. I will be directly impacted by this development and I am writing to ask you to please support the City's Park & Recreation Departments findings that The Grove's parkland is insufficient to warrant a superior rating for a PUD. I, as well as many neighbors around this proposed development, have been trying to work with the developer to achieve a superior parkland development for this site for over a year, but the developer has refused to provide any amount over the bare minimum parkland required for such a large project. I ask you to please support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior.

I have attached some photos of this beautiful property for you to enjoy. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

--

Daniel De La Garza, LEED AP BD+C

From:	Kent Johnson
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Major Problem with The Grove at Shoal Creek PUD Application
Date:	Monday, May 23, 2016 10:33:55 PM
Attachments:	Park Statement.docx

Please find attached my letter and an attached photo. I will try to be at the hearing, but I may be needed to help my grandson when he has a heart operation on Tuesday.
Respectfully,

Kent Johnson

From: Tom Wood
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc: [redacted]
Subject: I Support The Grove"s Parks Plan
Date: Monday, May 23, 2016 10:51:39 PM

Dear Commissioners:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

The Grove is consistent with the Imagine Austin Comprehensive Plan.

The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

From: Jason Meeker
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc: [redacted]
Subject: I Support The Grove"s Parks Plan
Date: Monday, May 23, 2016 10:56:01 PM

Dear Commissioners:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

The Grove is consistent with the Imagine Austin Comprehensive Plan.

The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

--

Jason Meeker
Meeker Marcom
PR, Marketing & Community Relations
[redacted]
http://www.meekermarcom.com

From: Jayson Shaw
To: [redacted] bc- bc- bc- [redacted] Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc: [redacted]
Subject: I Support The Grove"s Parks Plan
Date: Monday, May 23, 2016 11:02:39 PM

Dear Commissioners: I urge you to VOTE YES and APPROVE The Grove at Shoal Creek. I support the vision for The Grove for the following reasons: The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods. The Grove is consistent with the Imagine Austin Comprehensive Plan. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Jayson Shaw
CFH Investment Partners
[redacted]

From:	Kirsten Tait
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The Grove w photos
Date:	Monday, May 23, 2016 11:26:08 PM

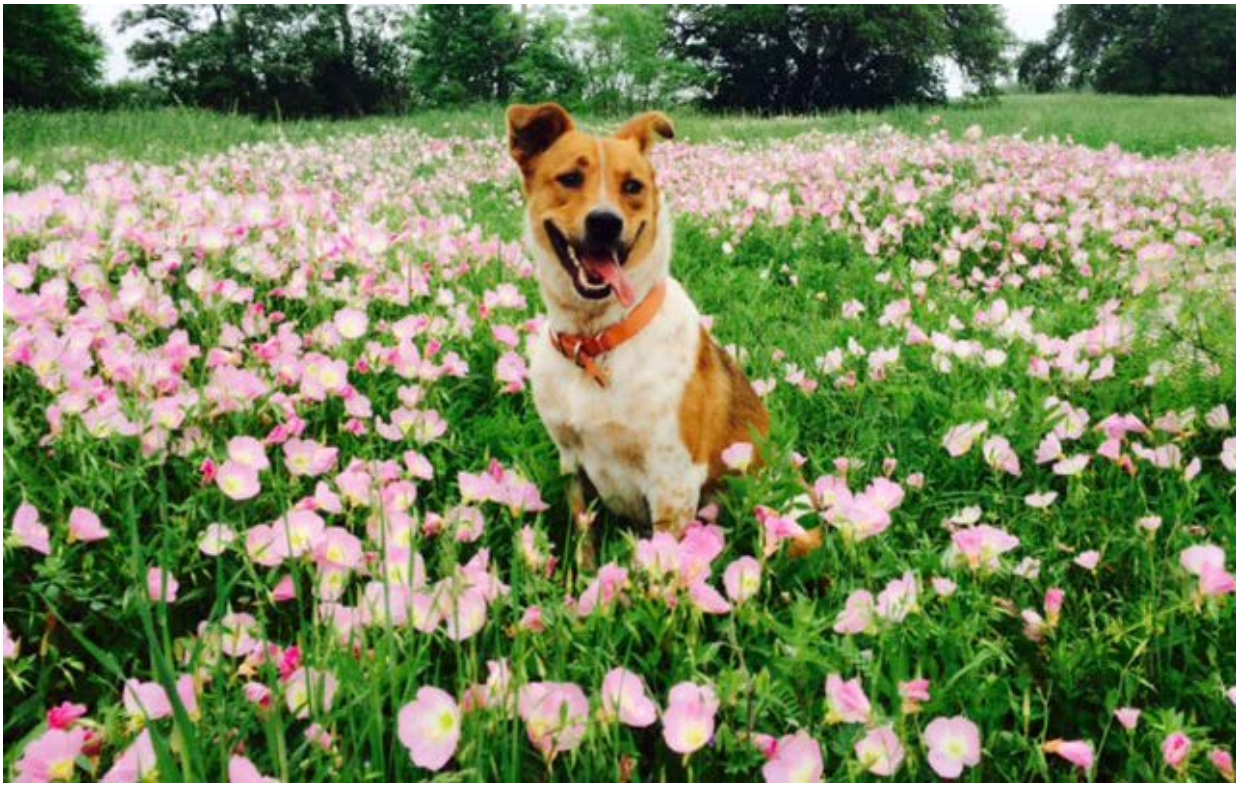
Dear Members of the Board,

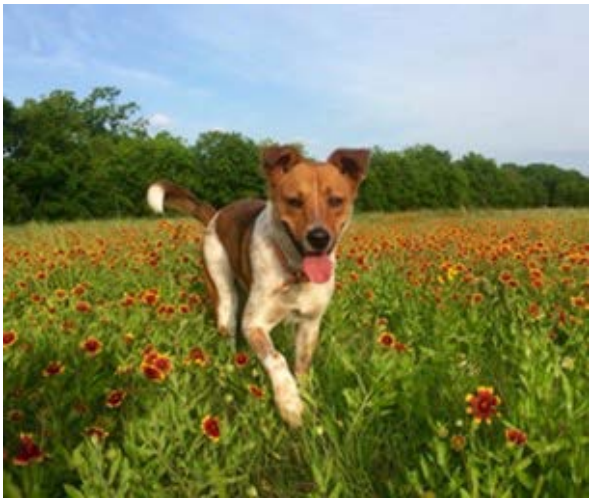
I believe that The Grove parkland does not merit a “superior” rating for a PUD. I find the proposed PUD to be severely lacking in usable recreational space, as well as having the proposed area encroaching on a breathtaking yet fragile heritage oak grove. My family and I use this natural parkland on a daily basis and it's not uncommon for us to visit multiple times a day. I hope you will consider my thoughts as a homeowner and 20 year Austin resident. My family and I love this city and want to see "superior" standards maintained as we grow. I've attached some photos of my family and I on some of our outings to our beloved park.

Sincerely,

Kirsten Tait

49 1/2 street resident





From:	Steve Feng
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Agenda Item D3: The Grove PUD
Date:	Monday, May 23, 2016 11:30:50 PM

Dear Parks Board Members,

- Walking through the peaceful prairies with native colorful flowers and abundance of wise trees.
- To catch a glimpse of the turtles bathing in the sun just below in the creek.
- The joy of the community harnessing the energy from a singles day walk, just one lap through the Grove.

I often reflect on the leaders that built our past community; the dedication and hard decisions made to protect the environment and make Austin the iconic City with ecological sensitivity and sustainability. How long can we last to protect a vision carried on by all past leaders? Among the community, I are here to support you on a very difficult decision.

The intent of Garret Martin, the Milestone Developer, is to benefit his personal bank account at the sole consequence of the community. His disrespect for the community and deceitful candor has caused me to write this email on behalf of the environment and Austin community. His strategy to persuade city managers and council members with riches and favors has corrupt their minds. We will be able to vote Sherri Gallo out of office this coming election. However, Martin continues to damage the community until this time with propaganda.

We ask that you:
- Protect the native, undeveloped land that historically has provided the community a place of use and enjoyment of the land and surroundings. I would only hope that a substantial portion can be protected and preserved through adverse possession.
- Support the Parks staff finding that The Grove parkland does not merit a "superior" rating for a PUD.
- Be cautious where false proclamations, i.e. The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features.

Thank you for your consideration. As an extension of gratitude, I invite you to come to walk the grove with our community. Pictures enclosed.

Sincerely,

Steve Feng
[redacted]

From:	Wallis Goodman
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 11:38:09 PM

Dear Parks Board Members:

And I plan to come tomorrow night, to City Hall, for the meeting where this item is discussed. I hope someone there will tell me why The Grove can't even come close to being as friendly and newsworthy as Mueller, for instance. I know that CoA doesn't own this land (and therefore has less control), but it strains credulity to think that these developers should be given preferential treatment.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior.

Thank you,

--
Wallis Goodman
[redacted]

From: [redacted], on behalf of Todd Shaw
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: ARG Grove at Shoal Creek's Commitment to Parkland and Open Space is NOT Superior!
Date: Monday, May 23, 2016 11:42:18 PM
Attachments: image.png
image.png
image.png

Dear Parks Board Members,

On the Parks Board Agenda for Tuesday May 24th, ARG is seeking a vote from the Board on whether their parkland dedication commitments meet the conditions for a Superior PUD. The latest ARG Park's Plan describing the latest parks and open space has not changed significantly from their previous non-superior plan. ***Please recommend that ARG continue to work with neighbors surrounding the Grove to create a truly superior Parks Plan.***

PARD and Neighbors Need more Time to Review ARG Parks Plan

ARG has consistently stated that they are interested in making changes to their Grove PUD development plans to achieve a superior rating for the commitment to dedicated parkland. As expected, Richard Soliz, PARD Division Manager, deemed the development as non-superior for parks in a memo dated March 22, 2016. Now with almost no opportunity for PARD staff and neighborhoods surrounding the Grove to review ARG's new proposed Parks Plan, you are being asked by ARG to deem their development superior for dedicated parkland. This is not fair. Neighbors have been reaching out to ARG for over a year and they have not been willing to compromise on the quantity or quality of parkland. The latest concessions are only a result of the developer taking advantage of the incentive for not counting affordable housing residents in the parkland quantity requirements.

Lack of Active Play Area in Parkland

The resulting useable area within the dedicated parkland is not enough space for the recreational amenities recommended by the surrounding communities as part of the developer's public outreach. As you can see from Exhibit 1, a majority of parkland that meets the PARD slope requirements for active play (less than 10%) is unfortunately inaccessible due to the wet pond and trees. The Exhibit 2 shows the desired areas for increased parkland that would create superior levels of unobstructed active play area and meet PARD requirements for placing the parks in view from public right of way and increasing street frontage.

The need for a large quantity of useable credited dedicated parkland is critical to accommodate the increased population density from the Grove residents, workers, visitors and the existing deficit of parkland for the six established neighborhoods surrounding the site. Once this land is developed with hundreds of town-homes and hundreds of thousands of square feet of office

and retail space, it will forever remain developed and possibly redeveloped to an even greater density. The existence of this central Austin undeveloped land in a nearly natural state is an incredible opportunity to acquire substantial quality, usable parkland for a variety of recreational uses that should include both developed and natural conditions. Both PARD and neighborhoods in the vicinity of the Grove PUD support the dedication of credited parkland in an amount of at least 20 acres in order to accommodate the desired park amenities identified in Milestone's public outreach event and meetings with PARD staff.

Open Space Not Accessible

Based on the latest development plans dated March 28, 2016, ARG is required to provide a minimum of 11.0 acres of open space. Although the 18.1 acres for the open space quantities meets PUD Tier 2 requirements, 5.3 acres (30%) has no or limited accessibility (see photo below of Grove open space) . It is made up of 3.4 acres within floodplain consisting of steep slopes with 15-20 foot drop-offs along the banks of Shoal Creek and large boulders creating uneven walking surfaces within the creek bed, 1.0 acres of wet pond and, and 0.9 acres of sensitive critical environmental features and buffers.

Community Value Diminished by ARG's Proposed "The Grove at Shoal Creek Parks Plan and Parkland Improvement Agreement."

ARG's proposed code modification to LRC §25-1-602 requests that the LRC be replaced by "The Grove at Shoal Creek Parks Plan and Parkland Improvement Agreement" as an exhibit to

their PUD Ordinance. There are several terms of this proposed Agreement that reduce the value of the dedicated parkland to the public. For example:

1) ARG refers to the Design Guidelines for details on parkland improvements, but the Design Guidelines do not specify the location and types of the amenities. The Agreement needs to show the location of and provide specifications for the amenities.

2) The proposed Agreement states, *"Developer and its successors and assigns, including the Association, shall have the sole right, subject to the terms and conditions of this Agreement, to determine the programming within the City Parkland Areas, including without limitation recreational activities, events, entertainment, and vendors (the "City Park Programming")." Furthermore, Section X* also gives the developer total control over the type of events and scheduling of events. Based on this condition, the developer has complete control over programming within City Parkland Area. PARD and the Public should have joint control with ARG over activities at the Grove public parkland.

3) Sections IV.B. City Park Improvement Standards and VI, CONSTRUCTION PROJECT COSTS AND RESPONSIBILITIES –

a. The $750/resident price cap for improvements needs to be approved by PARD to assure it will cover cost of amenities.

b. The Agreement should not include overhead amounts, such as legal fees, as it is difficult to assure that these are only related to parkland improvements.

c. Cost of parkland improvements should not include the non-parkland maintenance, such as tree maintenance and watershed and flood control improvements.

d. Developer states that parkland improvements will be solely constructed per their standards, which are not provided in detail within the Design Guidelines. Grove Parks should meet City Standards and include approval by PARD. Again, amenities and need to be located, identified and specified.

EXHIBIT 1

Where is the Active Play Area?

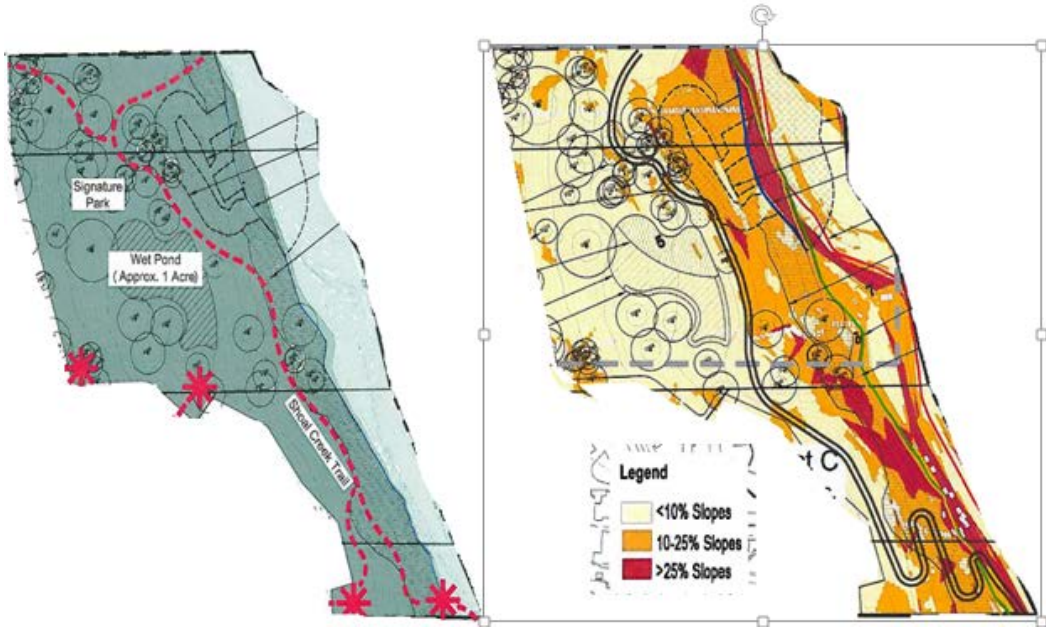


EXHIBIT 2 –

PROPOSED LOCATION FOR ADDITIONAL PARKLAND AND FLEX PARK

From:	Marcus Denton
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	[redacted]
Subject:	Please support The Grove"s park plan
Date:	Monday, May 23, 2016 11:44:26 PM

Commissioners,

I am writing in support of The Grove at Shoal Creek. I have been following the debate about it because I live relatively close to the area and also because I'm into affordable housing and pedestrian-friendly development and infrastructure.

I'm really impressed with The Grove's park plans. They developed it with community input and produced a plan that offers features for a diverse set of people and uses, including families, exercisers, gathering spaces, etc. 18 acres is a lot, and they've gone the extra mile on things like tree preservation, future maintenance, and dedicating it to the city.

This would be a big win for the City and I encourage you to support the current plans for The Grove.

Thank you,
Marcus Denton
D7

From:	Betty Littrell
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 11:47:32 PM

Dear Parks Board Members:

My husband and I live directly adjacent to the proposed Grove at Shoal Creek development and I strongly urge you to support The PARD recommendations.
We've lived on the West side of Idkewild Road for almost 24 years and raised our daughter here. It is a misrepresentation that we are people who wish to block this development and prevent housing to people moving to Austin. Although we've made every effort to reach consensus with the developer, we believe our concerns continue to go unheard and distorted. This is so discouraging. We simply want the developer to consider the impact of massive density and diminished parkland. On the surrounding neighborhoods. We have endured years of run off from this land that sits at a higher level than our property; and that is with minimal impervious cover. The flooding potential and damage to our property are among our deepest concerns. This project is too dense and it will dismantle any potential for preserving true parkland. And isn't this what Austin has always been? - a uniquely green and community of beautiful historic neighborhoods and communities that work hard to preserve its character and values natural beauty and a fragile evosystem.

Additionally I bike from my work in South Austin and also ride on all the neighborhood bike lanes. It grows ever more dangerous to ride these streets and there is no way a development of this magnitude will offer safe passage or any approaching a bike friendly environment. I am 60 years old and wish to continue riding my bike as long as I can.

We have invested our life savings in our home and property and we deserve a place at the table to voice our desire protect and preserve our property and our neighborhood.

The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors,

events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,
Betty Littrell

--
Betty Littrell
[redacted]

From: [redacted] on behalf of Amy Wood
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: Grove PUD is not Superior
Date: Monday, May 23, 2016 11:53:05 PM

Dear Parks Board Members,

Please do not provide a superior determination for ARG's Grove at Shoal Creek PUD which is on your agenda for Tuesday May 24th.

In order to be superior, the quantity and quality of dedicated parkland must significantly exceed the minimum requirements. From the last ARG Plan, they exceed the minimum by only 1.5 acres---dismal.

The following would make this a legacy development as the developer has repeated as their goal.

ARG should increase the total amount of credited dedicated parkland from 12.88 acres by 8 acres to 20.88 acres. This additional parkland and the additional 2.0 acres of Flex Park Space meets the following requirements:

1) Meet the requirements of Active Play Area (<10% slope)

2) Have a majority of area unobstructed and available for Active Play

3) Dedicated as parkland – not private park.

4) Use approximately 2.0 to 2.3 acres to double size of 45th St. Greenbelt.

5) Add remaining 7.7 – 8.0 acres to either the Signature Park in Tract C or Neighborhood Park in Tract D.

6) Finalize and commit to location and sizes of dedicated parkland prior to Parks Commission Meeting.

Thank you for your commitment to this City and quality of life for Austinites for years to come.

Amy Wood

District 7

From:	Roxann Bouldin
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Monday, May 23, 2016 11:54:33 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

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- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Roxann Bouldin
[redacted]

From:	Grayson M Cox
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Another email about The Grove - but with pictures!
Date:	Tuesday, May 24, 2016 12:21:44 AM

Parks Board Members,

First and foremost, thank you all for volunteering your time for this important board and being advocates for our City's wonderful parks. People know Austin for its music festivals, high tech industry, and active lifestyles. But our incredible parks and green spaces are the underpinning that makes all of these things possible and our City so desirable.

For reasons you've likely already heard, The Grove does not meet the standards to warrant a superior recommendation. I won't take up your valuable time in repeating the reasons why, but I urge you to listen to PARD's professional staff in their thoughtful analysis of The Grove's park plan.

This is a rare opportunity to preserve incredible environmental features found nowhere else in central Austin as well as provide active recreation space in the middle of seven neighborhoods that lack such spaces. Please encourage the developer and Council to meet the superiority standard defined by PARD staff and the surrounding community.

Lastly, this 75-acre property has been beloved by thousands of neighbors across the decades. We all understand that change and development are inevitable. And we've been strong advocates for abundant affordable and missing middle housing on this site. But we can absolutely do both in The Grove: add housing and preserve abundant parkland.

Attached are photos I've taken in my countless hours spent roaming this beautiful property.

Thank you!
Grayson
Neighbor and Vice President
Bull Creek Road Coalition

--
Grayson Cox

From:	Karen Pozdro
To:	Alter, Alison - BC
Subject:	"Grove on Shoal Creek"
Date:	Tuesday, May 24, 2016 1:02:14 AM

Dear Parks Person.

It seems the memory of those fabulous trees & healthy, lively green space is all that would be left if the developers have their way with that land.We need more actual park land not another playscape or little tufts of green at the edge of a parking lot.

Please vote to PRESERVE the natural space at the “Grove”.

Thank you for your help in keeping Austin livable.

Karen Pozdro

From: Philip Courtois
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: Agenda Item D3 "The Grove PUD"
Date: Tuesday, May 24, 2016 2:16:34 AM

Dear Board Members,

My wife, nine-year old son and I live on 45th Street - our backyard abuts to the proposed Grove PUD.

Despite the busy traffic on 45th Street, we fell in love with this house mainly because of the access and the views from our backyard (yes, that is the UT Tower in the distance):

Throught our gate we have access to the trail that is used by the surrounding neighborhoods as part of their regular walk, run or bike ride around the parkland:

This trail currently extends the usable open parkland all the way to the intersection of Bull Creek Road and 45th Street.

ARG wants to build 40-foot tall townhomes only 50 feet from our fences while getting parkland credit for the narrow strip they leave behind. When flanked by 40-foot buildings, a 50-foot strip is far too little to function as parkland. If the greenbelt was 200 feet it would work as open and inviting parkland. **At a minimum, the greenbelt should be 100 feet to be credited as parkland**. The resulting greenbelt should remain blackland prairie for the benefit of humans, insects and birds instead of being converted to a manicured, lifeless lawn that is already planned in the Signature Park.

As it stands, without properly sized greenbelts and not enough usable parkland for all the people intended to use it, we support the City staff recommendation that The Grove PUD parkland is **NOT superior.**

My family has come to terms with the fact that our downtown views will be taken by ARG's 40-foot townhomes. **We just want to preserve enough of the nature that still makes living on 45th Street worth it.**

Thank you for your consideration,

Philip Courtois
[redacted]

From: Brian Hamill
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; bc-Francoise.Luca@
Cc: [redacted]
Subject: I Support The Grove"s Parks Plan
Date: Tuesday, May 24, 2016 6:56:41 AM

Dear Commissioners: I urge you to VOTE YES and APPROVE The Grove at Shoal Creek. I support the vision for The Grove for the following reasons: The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods. The Grove is consistent with the Imagine Austin Comprehensive Plan. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Sent from my iPhone

From:	Elaine Curry
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	[redacted]
Subject:	I Support The Grove"s Parks Plan
Date:	Tuesday, May 24, 2016 7:02:01 AM

Dear Commissioners:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

The Grove is consistent with the Imagine Austin Comprehensive Plan.

The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Thank you,

Elaine Curry

From:	John Eastman
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Additional park space needed at The Grove
Date:	Tuesday, May 24, 2016 7:16:35 AM
Attachments:	BCRC Design Principles.pdf

Parks Board Members,

The Ridgelea Neighborhood Association (RNA) strongly supports a neighborhood scaled mixed used development on the former state land on Bull Creek Road. As a founding member of the Bull Creek Road Coalition (BCRC) the RNA worked with TXDOT and the State Cemetery Committee to help facilitate the sale of the property for development. As part of that process the BCRC developed a set of Design Principles (attached) that were included in the TXDOT property disclosures for all potential buyers.

The current PUD proposal is not consistent with those principles and does not provide sufficient active park space to meet the needs of its future residents and visitors. As currently configured it would exacerbate the parks deficit in the area that is documented in the City's *Parks and Recreation Long Range Plan for Land, Facilities, and Programs*. With regards to parks and recreation the Ridgelea Neighborhood is requesting two modifications to the PUD plan:

1) Increase usable public space at the development by adding a community pool to increase community benefits and reduce vehicle trips by providing full range of park amenities within walking and biking distance.

2) Increase usable public space by approximately two (2) additional acres to accommodate an unlit level, open playing field area.

Incorporating these changes would help make the Grove a "superior" PUD that is consistent with the Design Principles adopted by the surrounding neighborhoods.

Thanks for your time and consideration

John Eastman

[redacted]

Ridgelea Neighborhood Association, Chair

Bull Creek Road Coalition, Past-President

From:	Margaret Powis
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Parkland at the Grove
Date:	Tuesday, May 24, 2016 7:26:37 AM

Dear Commissioners

I am writing to express my concern about the proposed development at 45th St. and Bull Creek Rd. I am particularly apprehensive about the park at The Grove. I live close to the former state property and have walked the perimeter at least 5 days a week for the past 7 years with my dog, and know it well. It has been a source of never ending visual delight and has been a place for a community of people who enjoy the open space the land provides, to meet. I understand that development is inevitable but feel strongly that a decent park would alleviate some of the disadvantages of the development.

One of the potential issues of disagreement is what is the difference between a park and a playground? A playground is specifically designated as an area for activity, games, playground equipment, infrastructure, etc. and usually smaller than a park. A park is a green space meant for a more free flowing utilization. You don't have to be in a game or any particular activity, sitting and reading a book under a tree can be just as therapeutic especially in a busy city. In a development as dense as the "The Grove" appears to aspire to, green quiet space will be a valuable asset

The developer, by retaining control of "sole right" to determine what happens in the park, can fundamentally change the whole character of the land. It is inevitable that by retaining this right the park/playground will be absorbed into the commercial aspect of the development. To exclude the City's Parks Department from any meaningful contribution to the design and future direction of the park is not acceptable. I believe that some kind of input by the residents of Austin through the City's Parks Department and ultimately the City Council is fundamental to our shared vision of the City. If we do not retain this right we will be at the mercy of anyone who wishes to build anything at any point in the future.

The topography of the site is such that very little space is left for actual human use. The proposed retention pond takes up a large section of the flat space. A grove of ancient Live Oaks takes up most of the rest. The lack of space means that the chances of the Live Oaks surviving heavy foot traffic are very low as all pedestrian use would be funneled into that small area. This heavy usage would compact the soil which would prevent water absorption, and eliminate pore space around the roots, both of which would eventually kill the trees. Much of the acreage designated as park is on a steep slope which culminates in a precipitous drop into the creek, which is either dry or flooded (both options creating extremely painful places to land). In short the quantity and quality of the proposed park space is simply inadequate.

All of above issues mean that the park cannot be judged as superior and I urge the board to recommend withholding a "superior" rating for the PUD.

I would also urge board members to visit the land at present when it is covered in native wild flowers, Gaillardia, Monarda, Guara, Coreopsis, and more. It is a truly beautiful sight.

Thanks you for your work to keep Austin Parks in good shape, I appreciate your efforts.
Margaret Powis

From:	Robert Parsons
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	[redacted]
Subject:	Support for The Grove"s Parks Plan
Date:	Tuesday, May 24, 2016 7:43:06 AM

Simply put, this plan goes above and beyond by dedicated highly amenitized park space and providing funding. We would only be this lucky to have developers offer a situation like this elsewhere in the city to fill in the gaps in park access, funding and availability.

Thanks,
Rob Parsons
[redacted]78704

From:	Lauren Levy
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 7:57:16 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Lauren Levy
[redacted]

From:	Charlotte Cooper
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	The current Grove PUD proposal is NOT SUPERIOR
Date:	Tuesday, May 24, 2016 8:51:38 AM

As a resident of Ridgelea since 1972, I have seen many changes, some for the better, some not so good. The current PUD proposal presents many problems to the neighborhoods, only one of those problems being the destruction of one of the last open prairies in Austin. The park space is not adequate for the number of people and visitors proposed for the Grove. This will result in further over utilization of other parks and pools, particularly Ramsey and the Ridgelea hike and bike trail on Jefferson.

The park land at the Grove at least be sufficient for the number of people who are estimated to more to the Grove.

Charlotte Cooper
[redacted]

From:	Alison Beck
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 9:01:53 AM

Dear Parks Board Members:

For the past 10 years, I've lived across the street from Ramsey Park and have seen a surge in the number of people using its amenities--dog walkers, children at the playground, picnickers, basketball players and exercise groups. The numbers of people flocking to Ramsey will continue with the large number of apartments being built along Burnet Road and also the proposed Grove at Shoal Creek development.

I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

If the Grove's parkland is not increased, the 4,000 people residing there will strain the facilities offered by Ramsey Park.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Alison Beck

--

Alison Beck

[redacted]

From: wesley henderson
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc: [redacted]
Subject: I Support The Grove"s Parks Plan
Date: Tuesday, May 24, 2016 9:12:50 AM

Dear Commissioners: I urge you to VOTE YES and APPROVE The Grove at Shoal Creek. I support the vision for The Grove for the following reasons: The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Amphitheater and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods. The Grove is consistent with the Imagine Austin Comprehensive Plan. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

I am 85 and expect to live another ten or more years (based upon family genes.) I hope to downsize by moving to the Grove in the future. I do not need an 1800 sq. ft. home as a widower.

Please approve the Grove so construction can begin.

Sincerely
Wesley G. Henderson
[redacted]

From:	JH
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	PUD at the Grove
Date:	Tuesday, May 24, 2016 9:18:13 AM

Greetings,

My husband and I have lived in Rosedale for 16 years and as soon as it became clear the land at what is now called the Grove would be developed we thought we would move over there - so many friends of ours have moved from here to Mueller and love it but we love this part of town. The Grove we expected to be the best of both worlds.However, in fact the current plans are the very opposite of a successful, high quality development.

We have many concerns but with regard to this meeting let me emphasize:

a) The wonderful trees - virtually no stands of heritage trees like these survive anywhere in central Austin anymore. They are historic and environmental gems. "The Grove" is actually named after them .... Yet the current plans point to the eventual destruction of this irreplacable landscape, both through the immediate removal of a substantial proportion and through the lack of due care and diligence in the plan to ensure the healthy survival of the remainder. We cannot get these trees back if you let Milestone implement the current plan and destroy.

b) I will also point out, although this seems not much on anyone's radar screen, the Grove land includes one of the last remaining old prairies in central TX. Also irreplaceable. A good portion of that should be preserved too.

c) Parkland - absolutely inadequate in size and location for a major development. A PUD requires excellence. The current park plan is so far from excellent in every regard - minimal, located mostly on quite a steep slope, detention pond areas counted as park etc etc etc.

d) The city should retain control of the park there. Now we have a situation where the developer has a given a pro-developer group $100,000 to do what they like with at the park. This is surely only one early indicator of the nonsense that lies ahead. The city parks dept should be able to control programming and development.

e) The developer's unwillingness to acknowledge these issues - and in fact use as propaganda photos of the future park that are taken in other states (hilarious and appalling at the same time) - all indicates a need to regroup and re-configure the park plan.

We have chance to have an extraordinary park here that will acknowledge the historic landscape and preserve it for the pleasure of residents and Austinites for the future. Or we have the chance to have a disastrous minimal quality and quantity park that is a disservice to the city.

Please support the city park staff in finding that the park plan is not superior in any way.

Yours,

Julie Hardwick and Robert Olwell

From:	Carolynn Johnson
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 9:32:16 AM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Carolynn Johnson
[redacted]

From:	K Meschke
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	[redacted]
Subject:	I Support The Grove"s Parks Plan
Date:	Tuesday, May 24, 2016 10:10:29 AM

Dear Commissioners:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

The Grove is consistent with the Imagine Austin Comprehensive Plan.

The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

From:	Jeff Archer
To:	Rivera, Jane - BC; DePalma, Richard - BC; Wimberly, Pat - BC; Vane, Mark - BC; Schmitz, Birger - BC; Luca, Francoise - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Cofer, Rick - BC; Casias, Michael - BC; Alter, Alison - BC
Cc:	Gina Allen; Dale Gray; Gallo, Sheri; Pool, Leslie
Subject:	Rosedale Neighborhood Association Resolution Re Grove PUD Parks - Agenda Item D3
Date:	Tuesday, May 24, 2016 10:47:46 AM
Attachments:	RNA Reso re Grove Park - Signed.pdf

Dear Parks and Recreation Board Members,

The Rosedale Neighborhood Association (RNA) Steering Committee on May 23 adopted the attached resolution supporting the staff position on the failure of the proposed parks in the current Grove at Shoal Creek PUD plan to achieve superiority. Please consider this resolution and the thoughtful input of residents of the area to be impacted by the proposed Grove development as you consider this item on your agenda tonight.

Thanks so much for your tireless efforts to make and keep Austin a great place for everyone. We understand the complexity of these issues and appreciate your service regardless of your decision.

Sincerely

Jeff Archer
RNA Co-President

From: Karen Frost
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; [redacted] Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: More Pictures of The Grove at Shoal Creek Property
Date: Tuesday, May 24, 2016 11:38:35 AM

Dear Parks Board,

I've already sent notes to all of you asking you to encourage ARG to revisit their design plans for The Grove at Shoal Creek to incorporate more parkland.

I'm writing again to share a few more pictures from this spring that reinforce how beautiful the property is.

Again, I'm not opposed to the development of this land. I would just like us to see a better balance between parkland and lifestyle/retail development.

We only have one opportunity to develop this property. I encourage you to make a conscious choice to encourage ARG to revisit their design plans and work with surrounding neighborhoods to create something more in alignment with Imagine Austin and create a space we can all be proud of.

Warmly,

Karen Frost
[redacted]

Karen Frost
Tel: [redacted]
Cell: [redacted]
[redacted]
www.frostmedia.com

From: Cain, Carol
To: Larkins, Alesha - BC; Alter, Alison - BC; Luca, Francoise - BC; Casias, Michael - BC
Subject: The Grove Parkland
Date: Tuesday, May 24, 2016 11:41:28 AM

Good morning.

I'm writing as a neighbor of the proposed Grove at Shoal Creek. I ask that you please support the park staff's finding that The Grove parkland does not merit a "superior" rating for a PUD. As you know, the City's Parks & Recreation Department staff has completed a detailed review of the parks proposal for The Grove PUD and found The Grove's parkland insufficient to rate "superior."

Some of the beautiful features of this space can never be replaced. No one is making more natural green spaces. We have more than enough retail.

The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain(!), grow zone, detention pond, or critical environmental features.

The Grove intends to add thousands of new residents plus thousands of visitors every day to the retail/office complex. Combined with the thousands of existing residents around this site, the acreage of parkland provided in The Grove is absolutely deficient.

This largely undeveloped, natural land has served as a defacto park for hundreds of families in this community for decades. And this property is our community's last opportunity to secure quality parkland for our neighborhoods which are recognized as being park-deficient, and particularly deficient in active recreation park spaces.

The location of the proposed parkland within the heritage oak grove will generate a lot of activity that will harm or kill these century-old trees. We know this by example where heritage trees were preserved within a development, but the heavy activity caused compaction of the critical root zone and other damage which ultimately killed the tree. Additional parkland in The Grove suitable for active recreation, as the City staff requests, would help mitigate damage to these valued trees and preserve them for future generations.

We are counting on the Parks Board members to continue to advocate for open, quality public parkland that is crucial to maintaining the quality of life in Austin.

Please vote to support the staff's detailed analysis and non-superior park determination on The Grove PUD, and encourage Council to not miss this incredible opportunity to hold The Grove's developer to the highest standard of superiority for parkland!

Carol Cain
[redacted]

CC

From:	Michelle Cheng
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 11:42:01 AM

Dear Parks Board Members:

I previously submitted an email to you all but did not receive confirmation of receipt. I know others have received confirmation emails from the Board so I'm sending again just in case my first email did not reach you. Thank you so much for considering the opinions of me and the rest of my neighbors.

I live a few blocks from the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Michelle Cheng
[redacted]

From:	Jack Landers
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	[redacted]
Subject:	I Support The Grove"s Parks Plan
Date:	Tuesday, May 24, 2016 11:56:56 AM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek. I

support the vision for The Grove for the following reasons: The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods. The Grove is consistent with the Imagine Austin Comprehensive Plan. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Jack Landers

From: Rob Beall
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 11:57:23 AM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Rob Beall
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	This is a no brainer. Time for another discussion to hear both sides.

The message has been sent from 107.77.72.46 (United States) at 2016-05-24 12:57:12 on iPhone unknown
Entry ID: 17
Referrer: www.thegroveatshoalcreek.com

From: Kate Morton
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 12:13:25 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Kate Morton
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	The Grove at Shoal Creek is exactly the type of project Austin needs to fulfill the Imagine Austin vision of a more compact, connected, healthy and affordable community. I live in the central city and know first hand how much we need more urban green space. Additional park space in the urban core is hard to come by, and the city is hard pressed to fund the parkland that is already has. The Grove will provide more than 18 acres of public green space that is programmed with significant input from nearby neighbors and funded entirely by the developer in perpetuity. This is a great deal for Austin and will be a tremendous asset for surrounding neighborhoods. I sincerely hope that you will support The Grove and ARG's parks plan with your vote. Thank you!

The message has been sent from 104.14.155.157 (United States) at 2016-05-24 13:13:15 on Chrome 50.0.2661.102
Entry ID: 18
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan/

From:	Randee Rathbone
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 12:57:21 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Randee Rathbone
[redacted]

From:	King Jeremy
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 1:12:35 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

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- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
King Jeremy
[redacted]

From: Jessica Sterns
To: Alter, Alison - BC
Subject: The grove
Date: Tuesday, May 24, 2016 1:16:29 PM

Hi all,

I am an Oakmont resident who lives within 500 feet of the proposed Grove project.

First I must say I am surprised with the minimum effort the devoper has given to this project. It seems like a lot of promises but very little truth. Its all about money and how much money they can make, 'green space' is not their number one concern and it shows. Their fancy renderings DO NOT win my support.

Surely with 80 acres of land they can dedicate 20-30 to a real park, not just drainage ponds masking as park space. We were not born yesterday.

Look all over the developed world for Superior developments - it's not hard, Seattle, New York, San Francisco, San Diego, have all implemented spectacular parks that combine fiscal gains with freedom of space.

Please look past the developers 'Green Wash', and even look beyond Austin, look to what the modern definition of superior park space is! This project could help define Austin as truely being a city for the future. Where green space is a natural part of development.

Thank you,
Jessica Sterns
[redacted]

> Hi all,
>
> I am an Oakmont resident who lives within 500 feet of the proposed Grove project.
>
> First I must say I am surprised with the minimum effort the devoper has given to this project. It seems like a lot of promises but very little truth. Its all about money and how much money they can make, 'green space' is not their number one concern and it shows. Their fancy renderings DO NOT win my support.
>
> Surely with 80 acres of land they can dedicate 20-30 to a real park, not just drainage ponds masking as park space. We were not born yesterday.
>
> Look all over the developed world for Superior developments - it's not hard, Seattle, New York, San Francisco, San Diego, have all implemented spectacular parks that combine fiscal gains with freedom of space.
>
> Please look past the developers 'Green Wash', and even look beyond Austin, look to what the modern definition of superior park space is! This project could help define Austin as truely being a city for the future. Where green space is a natural part of development.
>
> Thank you,

> Jessica Sterns
> [redacted]

Show quoted text

From: Wendy Erisman
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:38:27 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Wendy Erisman
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 75.34.84.2 (United States) at 2016-05-24 14:38:12 on Chrome 50.0.2661.102
Entry ID: 20
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Nicholas Martin
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:40:30 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Nicholas Martin
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 192.107.136.24 (United States) at 2016-05-24 14:40:19 on Chrome 50.0.2661.102
Entry ID: 21
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Beverly Shivers
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:41:49 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Beverly Shivers
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	I am completely behind the Grove's Park Plan. They have worked hard on this!

The message has been sent from 70.114.201.20 (United States) at 2016-05-24 14:41:41 on Internet Explorer 11.0
Entry ID: 22
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Lauren Lansford
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:42:11 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Lauren Lansford
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Talented teachers (and others in the workforce) are leaving our district because they can't afford to live here. We need affordable housing now!

The message has been sent from 206.77.12.152 (United States) at 2016-05-24 14:41:59 on Chrome 50.0.2661.102
Entry ID: 23
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Elisha Bourne
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:43:24 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Elisha Bourne
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Living in Hartford Ct many years ago, I always enjoyed the city parks that were close to where I lived as it gave it more of a "home town" feel. This will provide the same atmosphere in Austin.

The message has been sent from 198.178.190.1 (United States) at 2016-05-24 14:43:12 on Internet Explorer 11.0
Entry ID: 24
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Charles Mitchell
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:45:01 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Charles Mitchell
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Please do not think that everyone around the PUD is against development. We live on W 48th Street and fully support the project - it will be a great addition to our neighborhood. Please vote YES for the park. Thank you!

The message has been sent from 108.78.172.113 (United States) at 2016-05-24 14:44:24 on Edge 13.10586
Entry ID: 25
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Joseph Goessling
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:45:47 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Joseph Goessling
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 97.105.13.51 (United States) at 2016-05-24 14:45:31 on Android 6.0.1
Entry ID: 26
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Clendon Ross
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:45:54 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Clendon Ross
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 72.182.35.198 (United States) at 2016-05-24 14:45:44 on iPhone 9.0
Entry ID: 27
Referrer: www.thegroveatshoalcreek.com

From: Jeff Nazzaro
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:46:15 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Jeff Nazzaro
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 99.129.132.64 (United States) at 2016-05-24 14:45:58 on Chrome 50.0.2661.102
Entry ID: 28
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Hannah Miller
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:46:51 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Hannah Miller
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 208.186.219.124 (United States) at 2016-05-24 14:46:33 on Chrome 49.0.2623.87
Entry ID: 29
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Megan Wanek
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:47:05 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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Name	Megan Wanek
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 209.163.133.194 (United States) at 2016-05-24 14:46:57 on Chrome 50.0.2661.102
Entry ID: 30
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: David McGinnis
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:47:24 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	David McGinnis
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 108.73.0.205 (United States) at 2016-05-24 14:47:09 on Internet Explorer 7.0
Entry ID: 31
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Jennie Rozas
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:57:21 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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Name	Jennie Rozas
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 107.77.80.64 (United States) at 2016-05-24 14:57:14 on iPhone 9.0
Entry ID: 32
Referrer: www.thegroveatshoalcreek.com

From: [redacted] on behalf of Gina Allen
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: Parkland Improvement Agreement
Date: Tuesday, May 24, 2016 1:58:46 PM
Attachments: image.png

This excerpt from the Parkland Improvement Agreement sounds like the Grove park is for the HOA and developer.

The City will have no control over "recreational activities, events, entertainment, and vendors"....doesn't really seem like they should call it "City Park Programming".

As a neighbor, I'm wondering if the "programming" will have any restrictions on amplified music, number of entertainments a year, and timing of entertainments?

Also, the park has little to no visibility from outside of the development. It would be nice if there was a usable trail that could be seen from Bull Creek Road.

Gina Allen
Rosedale

WHEREAS, the City agrees (i) to accept such donation of the City Parkland Areas and the completed City Park Improvements pursuant to the terms of this Agreement, (ii) to allow the Developer and its successors and assigns, including the Association, to construct the City Park Improvements and to maintain the City Parkland Areas and City Park Improvements, (iii) that Developer and its successors and assigns, including the Association, shall have the sole right, subject to the terms and conditions of this Agreement, to determine the programming within the City Parkland Areas, including without limitation recreational activities, events, entertainment, and vendors (the "**City Park Programming**"); and (iv) that the Restrictive Covenant shall contain a perpetual easement for the benefit of the Developer and its successors and assigns, including the Association, to maintain the City Parkland Areas and City Park Improvements and to conduct the City Park Programming.

From: Ari Gernaat
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 1:59:09 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Ari Gernaat
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 172.15.178.57 (United States) at 2016-05-24 14:58:59 on Chrome 50.0.2661.102
Entry ID: 33
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Jeremy Insley
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:01:04 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Jeremy Insley
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 24.155.108.139 (United States) at 2016-05-24 15:00:46 on iPad unknown
Entry ID: 34
Referrer: www.thegroveatshoalcreek.com

From:	Mary Cone
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 2:06:45 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Mary Cone

--
Mary Cone
[redacted]

From: Marina Reynaga
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:07:24 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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Name	Marina Reynaga
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 66.90.154.229 (United States) at 2016-05-24 15:07:18 on Chrome 50.0.2661.102
Entry ID: 35
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Steffany Thees
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:12:32 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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Name	Steffany Thees
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 216.16.193.162 (United States) at 2016-05-24 15:12:21 on Firefox 46.0
Entry ID: 36
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Kurt VanderMeulen
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:15:32 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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Name	Kurt VanderMeulen
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 97.79.140.42 (United States) at 2016-05-24 15:15:07 on Firefox 46.0
Entry ID: 37
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Paul Streetman
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:15:59 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Paul Streetman
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Please approve this plan. I fully support the Grove and look forward to its completion in my neighborhood.

The message has been sent from 107.77.80.84 (United States) at 2016-05-24 15:15:42 on Android 4.4.2
Entry ID: 38
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From:	Wes Gandy
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	[redacted]
Subject:	I don"t Support The Grove"s Parks Plan
Date:	Tuesday, May 24, 2016 2:18:02 PM

Dear Board Members:

I urge you to VOTE NO and REJECT The Grove at Shoal Creek.

I DON'T support the vision for The Grove for the following reasons:

The developer won't have to deal with the traffic problems that will occur after they have collected their money and left. There will be no recourse and the city of Austin will be left to deal with the problems created by the developer.

Austin’s Watershed Protection Department must be very cautious when considering the developer's proposal as the less permeable ground cover we have, the more flooding there will be.

The Grove's claim of having a neighborhood-friendly design is questionable at best when few people who work at the Triangle, Crestview Station or the Domain actual live at the development. There will be many people who will commute by car to the Grove for work and even more who drive to the Grove for the retail establishments.

The Grove's developer has been steadily playing politics with their development while trying to discredit ligament concerns of the neighbors who question the studies paid for by the developer who then present the information as "fact." The developer's creation of the "Friends of the Grove" front group only serves to force the neighbors to battle a communication war on two fronts while confusing outside casual observers as to who is actually in close proximity to the Grove property and will have to deal with the ultimate side effects of the development.

The Grove offers few opportunities for affordable housing. The affordable housing proposed for The Grove is only about 10% of the total units being built in the development as currently envisioned by the developer and is nothing more than lip service to the actual affordable housing needs of our community..

I plead caution and to take everything the developer and anyone associated with Friends of the Grove with a healthy dose of salt.

Much like Uber and Lyft's failed political campaign to push corporate rule, the developer's distortion of the information they present demands significant scrutiny.

Sincerely,
Wes Gandy

From: Bryan Hjelm
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:18:20 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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Name	Bryan Hjelm
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 204.57.93.34 (United States) at 2016-05-24 15:18:07 on Chrome 49.0.2623.87
Entry ID: 39
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Suzzie Bradshaw
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:20:38 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Suzzie Bradshaw
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 66.87.65.4 (United States) at 2016-05-24 15:20:22 on iPhone unknown
Entry ID: 40
Referrer: www.thegroveatshoalcreek.com

From:	Ty Allen
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 2:28:38 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Ty Allen
[redacted]

From:	lsandoz
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I DO NOT Support The Grove"s Parks Plan
Date:	Tuesday, May 24, 2016 2:32:16 PM

Dear Board Members:

I urge you to VOTE NO on The Grove at Shoal Creek.

They have some slick marketing, but the plan is overwhelmingly opposed by neighbors of the proposed development.

The area has trails, so how will they be adding anything in that area? It lookss tho the two additional miles will be thru the lawn area.

A boardwalk that will wash away each spring...are they really going to maintain that? Or will they close off access indefinitely because of maintenance issues each time its damaged by heavy rains?

While access to the park may be open to everyone, it is located in the back of the property. Visitors must walk/ bike/ drive thru shops and homes to access it. How long before store owners and residents complain about neighbors in "their " park? It will likely end up serving as a nice feature for development residents.

Please vote no.

Regards,
Lea Stephens Sandoz
[redacted]

Sent from my Verizon, Samsung Galaxy smartphone

From: Natalie Gauldin
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:36:25 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Natalie Gauldin
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 24.155.245.232 (United States) at 2016-05-24 15:36:15 on Firefox 46.0
Entry ID: 41
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Victoria Wilkowski
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:36:49 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Victoria Wilkowski
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	So disappointed to see this project delayed for no apparent solid reasons. We are looking forward to making this our home in the future. Please approve and get this long delayed project started! Neighborhood has no valid concerns that haven't been adequately addressed by the developer!

The message has been sent from 24.227.128.66 (United States) at 2016-05-24 15:36:37 on iPad 9.0
Entry ID: 42
Referrer: www.thegroveatshoalcreek.com

From: Ken Ramsey
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:39:53 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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Name	Ken Ramsey
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 104.185.180.178 (United States) at 2016-05-24 15:39:38 on Firefox 46.0
Entry ID: 43
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Aaric Eisenstein
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:43:40 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Aaric Eisenstein
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	I want to buy a house there. Please approve this plan now so that costs can be contained.

The message has been sent from 108.218.136.193 (United States) at 2016-05-24 15:43:29 on Safari 9.0.3
Entry ID: 44
Referrer: www.thegroveatshoalcreek.com

From: Sam Sampson
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:51:19 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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Name	Sam Sampson
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	As a neighbor of The Grove, I look forward to its development, and support the effort to produce a community that has what it needs to be productive and have all they need for a full life close at hand.

The message has been sent from 70.114.195.132 (United States) at 2016-05-24 15:51:03 on Edge 13.10586
Entry ID: 45
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Stephanie Myers
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:53:53 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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Name	Stephanie Myers
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 172.58.105.29 (United States) at 2016-05-24 15:53:43 on iPhone unknown
Entry ID: 46
Referrer: www.thegroveatshoalcreek.com

From: Robert Daniel
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:54:20 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Robert Daniel
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 107.77.100.18 (United States) at 2016-05-24 15:54:07 on iPhone 9.0
Entry ID: 47
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Jill Haas
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 2:57:46 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Jill Haas
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	We look forward to replacing the unkept area with a usable park/walking area (not just for dogs that are not supposed to be off lease here anyway) and restaraunts etc that are within walking distance from us. Wish it would have included a movie theater, but you can't have everything. We very much support increasing available housing choices in town to help avoid suburban sprawl and commuting increased traffic issues. Living in central over 25 years, we appreciate all we have access to and want others to enjoy it also.

The message has been sent from 70.114.201.129 (United States) at 2016-05-24 15:57:34 on iPad 9.0
Entry ID: 48
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From:	T Holmes
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	Superior Park Request
Date:	Tuesday, May 24, 2016 3:07:09 PM

Hello Parks and Rec Board Members,

As a resident of Rosedale, and a supporter of our parks, I kindly request that you please require the proposed Grove development to meet or exceed the "superior" standards of parkspace for all Austinites and the future Austinites to come. This is our chance to preserve and maximize a small portion of land and green space, which is already so very much needed in North/Central Austin.

Thank you!

Teresa Holmes
[redacted]

From: Michael Willard
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:16:14 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Michael Willard
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 24.227.213.130 (United States) at 2016-05-24 16:16:04 on Chrome 50.0.2661.102
Entry ID: 49
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan/

From: Patricia Hakes
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:16:56 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Patricia Hakes
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Austin needs green space. We need to breathe.

The message has been sent from 108.238.244.154 (United States) at 2016-05-24 16:16:44 on Chrome 50.0.2661.102
Entry ID: 50
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: rachel nation
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:18:50 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

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2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	rachel nation
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	I can't wait for the Grove to be finished!

The message has been sent from 66.90.164.36 (United States) at 2016-05-24 16:18:41 on Firefox 46.0
Entry ID: 51
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Bea Stevenson
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:19:46 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Bea Stevenson
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Austin needs more affordable housing. Please let's get moving on this project so I can move closer to my daughter and grand-daughters.

The message has been sent from 66.90.164.36 (United States) at 2016-05-24 16:19:34 on Firefox 46.0
Entry ID: 52
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Judy Ramsey
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:39:09 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Judy Ramsey
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	These five are just a few of the reasons to support the park and the entire project. Please approve the plan so the development can go forward.

The message has been sent from 104.185.180.178 (United States) at 2016-05-24 16:38:55 on Firefox 41.0
Entry ID: 53
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Cherie Havard
To: Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject: Please Support Item D3 Tonight
Date: Tuesday, May 24, 2016 3:41:20 PM

Dear Parks Board Members,

Please support the park staff's finding that The Grove parkland does not merit a "superior" rating for a PUD. The City's Parks & Recreation Department staff has completed a very detailed review of the parks proposal for The Grove PUD in line with the City's parkland policies and goals. This review found The Grove's parkland insufficient to warrant a superior rating.

- The City's analysis found only about 4 acres of The Grove's proposed parkland was suitable for active recreation uses, and many of these acres are within the magnificent heritage oak grove. The remaining acres of "park" have limited/no access or are within the creek, floodplain, grow zone, detention pond, or critical environmental features.

- The Grove intends to add thousands of new residents plus thousands of visitors every day to the retail/office complex. Combined with the thousands of existing residents around this site, the acreage of parkland provided in The Grove is absolutely deficient.

- This largely undeveloped, natural land has served as a defacto park for hundreds of families in this community for decades. And this property is our community's last opportunity to secure quality parkland for our neighborhoods which are recognized as being park-deficient, and particularly deficient in active recreation park spaces.

- By comparison, the beloved Ramsey Park is over 5 acres, is incredibly busy, has plentiful active recreation uses, and serves a much smaller local population within Rosedale than the population that will be served by The Grove's parks.

- The location of the proposed parkland within the heritage oak grove will generate a lot of activity that will harm or kill these century-old trees. We know this by example where heritage trees were preserved within a development, but the heavy activity caused compaction of the critical root zone and other damage which ultimately killed the tree. Additional parkland in The Grove suitable for active recreation, as the City staff requests, would help mitigate damage to these valued trees and preserve them for future generations.

- The developer proposes a "parkland agreement" that allows the developer "sole right" to determine the park program, events, activities, vendors, and excludes the City's Parks Department from the design of the park and bars the City from placing any future park facilities on the land. The unrestricted commercial use of this park for the benefit of the developer and exclusion of the Parks staff from the design and future improvement of this public parkland is not acceptable and not superior in any way.

Thank you for the work that you do on behalf of the citizens of Austin.

--
Cherie Havard
[redacted]

From: martha frede
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:41:29 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	martha frede
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	I have been following the planning of The Grove from the beginning. I think that they have done a great job of consulting with the neighbors and developing a good plan for this special land.

The message has been sent from 70.114.218.55 (United States) at 2016-05-24 16:41:11 on Firefox 46.0
Entry ID: 54
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Glenna Martin
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:42:00 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Glenna Martin
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	I believe in anything that brings and most of respects nature. All ready Austin has allowed far too many contractors to not respect Anything of nature not even a tree.

The message has been sent from 70.112.1.54 (United States) at 2016-05-24 16:41:48 on Android 6.0.1
Entry ID: 55
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Cynthia Jones
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 3:43:59 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Cynthia Jones
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 71.40.226.34 (United States) at 2016-05-24 16:43:53 on Firefox 46.0
Entry ID: 56
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From:	Eddie Russ
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 3:47:27 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Eddie Russ
[redacted]

From:	Kathy Shafer
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 3:55:23 PM

Dear Parks Board Members:

I live on W. 49th St near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites. This land has been a part of our neighborhood for the 25 years I have lived here and the environmental features such as the prairies, wild flowers, trees, creek and wildlife have been enjoyed by us all, whether walking on the land or along the creek or just driving by. Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Kathy Shafer

--
Kathy Shafer
[redacted]

From:	Jackie OKeefe
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 3:55:32 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

Jacqueline OKeefe

--
Jackie OKeefe
[redacted]

From: James Bland
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:02:55 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	James Bland
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	The Grove is ready to go and the plans look great. Please look at the data and approve their plans. - JFB

The message has been sent from 45.19.196.111 (United States) at 2016-05-24 17:02:48 on Safari 9.1.1
Entry ID: 57
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Chris "Kaz" Wojtewicz
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:09:29 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Chris 'Kaz' Wojtewicz
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Support Imagine Austin, support Compact and Connected. This PUD, as proposed is superior to what would happen if this is not going through the PUD process. If you deny this application, YOU MAKE IT MORE LIKELY THAT THE AREA WILL BE ZONED FOR SFH ONLY. That means, LESS PARKLAND. That means, RISK OF FAIR HOUSING LAWSUIT.

The message has been sent from 50.84.80.14 (United States) at 2016-05-24 17:09:17 on Chrome 50.0.2661.102
Entry ID: 58
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Alan Topfer
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:21:29 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Alan Topfer
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 67.198.37.156 (United States) at 2016-05-24 17:20:59 on Chrome 50.0.2661.102
Entry ID: 59
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Diane Cope Cunningham
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:23:22 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Diane Cope Cunningham
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 108.196.156.17 (United States) at 2016-05-24 17:23:11 on iPhone 7.0
Entry ID: 60
Referrer: www.thegroveatshoalcreek.com

From: Bill Yarbrough
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:30:14 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Bill Yarbrough
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 70.112.226.118 (United States) at 2016-05-24 17:29:45 on iPad 9.0
Entry ID: 61
Referrer: www.thegroveatshoalcreek.com

From:	John Paris
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 4:33:22 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
John Paris
[redacted]

From:	Mario J. Lewin
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Cc:	[redacted]
Subject:	I Support The Grove"s Parks Plan
Date:	Tuesday, May 24, 2016 4:37:50 PM

Dear Commissioners:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls.

Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

The Grove is consistent with the Imagine Austin Comprehensive Plan.

The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Thank you.

Regards,
Mario Lewin

From: Mario Lewin
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:40:50 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Mario Lewin
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Thank you. Regards, Mario Lewin

The message has been sent from 173.172.6.158 (United States) at 2016-05-24 17:40:37 on Internet Explorer 11.0
Entry ID: 62
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: John Augustine
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:44:55 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	John Augustine
Email	[redacted]
Phone	
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 198.214.96.245 (United States) at 2016-05-24 17:44:34 on iPhone unknown
Entry ID: 63
Referrer: www.thegroveatshoalcreek.com

From:	Aletha SaintRomain
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 4:46:04 PM

Dear Parks Board Members:

I am a resident of the Rosedale neighborhood, and I live within a half mile from the proposed development known as "The Grove". I am writing to you today out of grave concern for the ancient oaks that thrive on this property in the bottom land next to the creek on this property.
The developer does not provide for adequate protection for these trees. Despite the fact that Milestone /Topfers have chosen to name their project "The Grove" after these trees, the current plans call for development right up to the root zone of the trees. Compaction of the soil by caused by repeated use will lead to their untimely death. If these trees are to survive this project any development or planned pedestrian use that takes place should be completely out of the root zone of these trees.

The protection of these ancient live oaks should be a priority. Instead, they are being exploited. There is plenty of acreage on this piece of property to provide for lots of profit for the developer/owners. To sacrifice these trees in the name of greed is a massive waste. They should be nurtured and protected for all residents of the proposed development and the surrounding neighbors to enjoy for many more generations to come. If approved as is, their demise is assured.

Therefore I ask you to support the city staff's recommendation that the proposed parkland for this development is NOT SUPERIOR. The plans do not adequately provide for protection of these trees. Until the Milestone/ARG/Topfers plan for real protection for these trees, the result will be the ultimate destruction of this magnificent place.

Of the total 75 acres, the Milestone/Topfer plan calls for less than 9 acres of usable parkspace. The largest portion of that is the "signature park" which is this grove of trees. Private events that will accommodate large numbers of people are planned for this space. 3.43 acres of this park is planned for an area which is a 25% slope into the creek bed which is on a 25% slope. See attached photo. This is what the developer calls "usable park land". This is the bank of the creek and is highly susceptible to erosion. The plan calls for very little parkspace that is truly usable. Much of their proposed "parkspace" is comprised of strips of median that dot the whole development. The rest is this hard slope of 25%, the bank of the creek. This is an obscene manipulation of the definition of park land.

Many of the homes and apartments that are planned for this site have no backyards. Under the current plan there is no open green space for residents to walk their dogs, enjoy the outdoors, or ride bicycles with their children? The area that features these trees presents a wonderful opportunity for the builder to provide a real usable greenspace for the residents.

In addition, Milestone/Topfer plans to provide the financial support for the maintenance of this area. This is a big selling point for the supposed "superiority" of this plan. However, these trees and this land has survived for millennia with little to no maintenance except the rain and occasional mowing. Very little maintenance should be required if these trees are left undisturbed.

Have you seen these trees? Why not take a drive over there and see them for yourself before you make a decision on this PUD and determine their fate.
Park anywhere on the property and walk straight east, back to the creek. Take your dog. Walk this amazing place and imagine it destroyed.With real care, these trees could be an asset to this development for years to come, instead of being exploited and killed in a few years. I urge you in the strongest terms possible to force the developers keep their buildings far away from these trees and to adhere to the real, unbiased advice of a licensed arborist to protect them long-term. Otherwise this is not by any means a "superior" treatment of this irreplaceable treasure. Once they are gone, they are gone forever.
Thank you for your service to the community and for advocating for Austin taxpayers. We need our parks, and we

depend upon you to help us to protect them.

Sincerely,
Aletha SaintRomain
[redacted]

--
Aletha SaintRomain
[redacted]

From: Susan Boulden
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:49:29 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Susan Boulden
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 104.185.180.128 (United States) at 2016-05-24 17:49:22 on Safari 9.1
Entry ID: 64
Referrer: www.thegroveatshoalcreek.com

From:	Kathy Altenbaugh
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 4:49:32 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Kathy Altenbaugh
[redacted]

From: Eric Timco
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:49:42 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Eric Timco
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	I am in favor of the current plan for the Grove at Shoal Creek

The message has been sent from 99.51.185.8 (United States) at 2016-05-24 17:49:26 on Internet Explorer 11.0
Entry ID: 65
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From: Ann Marie Harrison
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 4:49:47 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

3. The Grove's neighborhood-friendly design will promote less dependence on cars and a more walkable and bike-friendly community, which will have tremendous health benefits and result in a higher quality of life for both the future residents and the residents of the surrounding neighborhoods.

4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Ann Marie Harrison
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	Please approve! We are impressed by how Milestone had worked diligently to take all points of view in consideration

The message has been sent from 99.51.187.122 (United States) at 2016-05-24 17:49:35 on iPhone 9.0
Entry ID: 66
Referrer: www.thegroveatshoalcreek.com

From: Erica Clark
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 5:03:02 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

2. Austin's Watershed Protection Department rates The Grove to be SUPERIOR in its environmental protections and benefits, including superior tree protection, a superior tree planting plan, superior open space, and superior storm water controls. Plus, The Grove is committed to preserving and protecting the beloved heritage oaks in the Signature Park, so generations to come can enjoy them.

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4. The Grove is consistent with the Imagine Austin Comprehensive Plan.

5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Erica Clark
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 67.198.96.136 (United States) at 2016-05-24 18:02:51 on iPhone unknown
Entry ID: 67
Referrer: www.thegroveatshoalcreek.com

From: Betty Trent
To: Alter, Alison - BC
Subject: I Support The Grove Parks Plan
Date: Tuesday, May 24, 2016 5:06:48 PM

Dear Board Members:

I urge you to VOTE YES and APPROVE The Grove at Shoal Creek.

I support the vision for The Grove for the following reasons:

1. The Grove offers an amazing 18.62 acres of parkland that will include something for everyone: a Splash Pad, a Large Public Plaza, Greenbelts, Playgrounds for kids, a Great lawn for fun and games in the sun, a Pavilion for gatherings, an Ampitheatre and stage for events, a Wetland Boardwalk for a nice stroll, and miles of trails for walking, hiking and biking.

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5. The Grove offers unprecedented opportunities for affordable housing. The affordable housing proposed for The Grove is historic because it would be the first affordable housing program within the large 78731 zip code area.

Name	Betty Trent
Email	[redacted]
Phone	[redacted]
OR FEEL FREE TO ADD YOUR OWN MESSAGE. THANK YOU FOR SUPPORTING THE GROVE.	

The message has been sent from 72.182.127.146 (United States) at 2016-05-24 18:06:29 on Internet Explorer 11.0
Entry ID: 68
Referrer: www.thegroveatshoalcreek.com/support-the-parks-plan

From:	Mary Gifford
To:	Rivera, Jane - BC; DePalma, Richard - BC; Alter, Alison - BC; Casias, Michael - BC; Cofer, Rick - BC; Donovan, Tom - BC; Larkins, Alesha - BC; Luca, Francoise - BC; Schmitz, Birger - BC; Vane, Mark - BC; Wimberly, Pat - BC
Subject:	I support PARD staff and agree that The Grove PUD"s parks are NOT superior
Date:	Tuesday, May 24, 2016 6:35:53 PM

Dear Parks Board Members:

I live near the proposed Grove at Shoal Creek development, and I strongly urge you to support City staff's determination that The Grove's parkland proposal is NOT superior. Quality parkland for both active recreation and preservation of valued environmental features on The Grove's site are a top priority for me and my neighborhood, and they are required to maintain the quality of life we enjoy as Austinites.

Please consider the following when reviewing staff's analysis of The Grove's parkland proposal:

- Staff and neighborhood groups have been working with The Grove's developers for over a year to achieve a superior parkland proposal on this site, but the developer has refused to provide any amount over the bare minimum parkland required.

- Only a few acres in The Grove's parkland proposal are suitable for active recreation. Most of the parkland is within the creek, grow-zone, detention pond, critical environmental features, and the magnificent heritage oak grove. Adequate parkland should be provided for both active recreation and preservation of the site's rare natural elements.

- By concentrating recreation activity in the heritage oak grove, these centuries-old trees are likely to be harmed or killed by compacted soil and other damage from the thousands of new residents, thousands of visitors to the retail/office complex, and thousands of existing residents around the site. Accommodating more park space in the development for active recreation will help mitigate these risks and help preserve these trees for the enjoyment of our children and grandchildren.

- We have been using this undeveloped site as a de facto natural park for decades since our neighborhoods are recognized as park deficient. Because this is my community's last opportunity for quality parkland, The Grove's park proposal should be sized to accommodate both new and existing residents.

- The parkland agreement proposed by the developer grants them sole right to use the park for commercial vendors, events, and other programs without the City's approval. This will be public parkland and excluding public access or the City's involvement in the park's function, design, and improvement, is unacceptable and not superior.

PLEASE support staff's professional and thorough analysis and determine that The Grove's parkland proposal is NOT superior. Thank you so much for your service to our City and for advocating on behalf of Austin residents for the quality parkland we all value so much.

Thank you,

--
Mary Gifford
[redacted]

SIGNATURE PARK
WET POND
THIS AREA IN JEOPARDY
PARK
This area entirely eroded
SHOAL CREEK
THE GROVE MASTER PLAN
SHOAL CREEK TRAIL
BACKGROUND: GOOGLE EARTH 2015

Design Principles for Shoal Creek Fields

The Bull Creek Road Coalition (Coalition) consists of seven Neighborhood Associations: Ridgelea, Rosedale, Oakmont Heights, Allandale, Bryker Woods, Highland Park West/Balcones Area and Westminster Manor, which together represent over 7,500 households.

The Coalition embraces and encourages responsible development of the State Land consistent with the Imagine Austin plan. The Coalition is committed to realizing the following Design Principles for any development on Shoal Creek Fields. We view this as a living document to be updated as appropriate.

1. **A Vision for Integrated Development**
   - The design and development team will work with all the stakeholders to create a uniquely Austin place that will be accepted by its neighbors while creating lasting value for the citizens of Texas.
   - The design should incorporate a "Community Common" that creates identity, value and memorability
   - The design acknowledges value of parks, plazas, landscaping, and natural areas and repects the natural elements found there.
   - Innovative, high quality, and appropriately scaled design that respects the City's standards for pedestrian, bicycle, and transit connectivity

2. **Respect the site**
   - Recognize, preserve and enhance the natural elements on the site: the creek, fields, native plants and large trees
   - Embrace Shoal Creek as it is a defining natural element and a major floodway; new development provides the opportunity to restore Shoal Creek to a live, flowing creek while controlling flooding potential with well-designed, appropriate flood controls, including in the plan the assurance that any structures are appropriate to the site, and will be maintained properly into the future.
   - Historic site – in the 19th century, the Deaf Dumb & Blind School for Negro Orphans was located here. The archaeological survey required by State law should be early in the process and be used to inform any development plans.

3. **Great urban design - focused on people**
   - Create a varied urban grid of boulevards, streets and alleys to encourage development for a wide range of uses including commercial, residential, and professional.
   - Focus the grid and commercial uses on a "Community Common" the place that creates identity, value, and memorability.
   - Create a vibrant pedestrian, bicycle, and transit-friendly streetscape along Bull Creek Road, composed of a physical frontage of buildings, minimal street-accessible parking, generous sidewalk space, thoughtfully integrated landscaping, street lighting, and street furniture
   - Limit presence of cars in public area; the substantial part of parking for commercial and residential uses should be in parking garages or in alleys in less densely developed areas.

4. **Emphasis on creating walkable, bikeable streets and trails that integrate the community**
    - Design realizes ease of access by public transportation, walking & bicycling from surrounding neighborhoods is important. The same principle of pedestrian priority should apply within the site as well.
    - Generous sidewalks, minimal street accessible parking
    - Incorporate an extension of the Shoal Creek hike and bike trail all the way to 45th Street as an integral part of the transportation and recreational infrastructure.
    - Include a pedestrian and bike connection across Shoal Creek

5. **Traffic Mitigation**
    - Increased traffic is the #1 concern expressed by surrounding residents; traffic is already a problem at the intersection of 45th and Bull Creek Road at peak hours.
    - Work with surrounding neighborhoods – especially those immediately adjacent – to develop and implement coordinated pedestrian and traffic calming measures to both discourage and mitigate new cut through traffic.

6. **A Design that is compatible and integrated with the surrounding development patterns**
    - Connect and integrate in all possible ways with the city fabric on all sides – homes to north and south, creek to east – without high walls and with generous native landscaping, setbacks and view corridors
    - Seek to do no harm to surrounding single family neighborhoods
    - Respect the scale of the edges of the site
    - Build four-sided architecture
    - Use down lighting and other techniques to avoid light pollution
    - Mitigate noise impacts with the goal of limiting noise levels

7. **Sustainable Design – meet or exceed recognized sustainable design standards, consistent with the Congress of New Urbanism charter**
    - LEED Silver certified for Neighborhood Design (LEED-ND) for the overall urban design
    - SITES for landscape design, construction and maintenance
    - LEED Silver certified or Austin Energy Green Building 4-5 Star rating for buildings

8. **Public/community input during all stages and phases of development**
    - Good design happens through good process that involves all the stakeholders
    - State lands are owned by the people of Texas and the peoples' business should be conducted in public

9. **Expert design team with successful urban infill experience**
    - The design of Shoal Creek Fields' development in its entirety will be facilitated by an integrated design team of architects, landscape architects and engineers
    - The design team will have proven and lauded experience in realizing high quality, neighborhood-friendly, ecologically sensitive urban design

Kent E. Johnson, J.D.
[redacted]

May 23, 2016

Re: The Proposed PUD "The Grove at Shoal Creek" ("The Grove)

To the Members of the City of Austin Parks Commission

I am a neighbor of "The Grove" and have lived here for over 45 years. I am a UT graduate and a TxDOT retiree. I deeply care about the quality of life in our neighborhood and feel that additional parkland is needed badly. This project has the potential to add a park, trails and a walkway over the Creek, however, this developer must start to face a significant problem inherent in this property.

The submittals of the Developer and their geologists have presented all of the environmental and hydrologic impacts of "The Grove" to be "Superior" in all aspects. They propose that they be released from constructing significant mitigation facilities in favor of paying "in lieu" fees.

It turns out that "The Grove" contains a major erosional feature that has already erased approximately two acres of planned park land, as shown on the attached photo. To make the situation worse, the erosion is expected to continue at the rate of about 8 feet per year, according to one study, and could be even faster once the soils become saturated in a major weather event.

Any park improvements placed in this area will be washed down Shoal Creek in a relatively short time. Erosion will continue to destroy historically significant trees and take valuable soil. Eventually, the "pond" will be affected, as will other features of "The Grove".

The large amount of impervious cover included in "The Grove" will help contribute to the destruction and erosion of this property, adding to the flood potential of Shoal Creek. Inexorably, Shoal Creek will continue to intrude into "The Grove" unless it is mitigated with major facilities which are built to withstand the most powerful flood waters. A poorly constructed wall will simply wash away. The developer has proposed to give the worst erosional area to the City as a park, making this expensive problem one that will be paid for by the City with Austin's tax money. One estimate of this cost is $25,000,000.

Incidentally, the Master Plan has labeled Shoal Creek's location where it was 20 years ago instead of its current location.

For these reasons, I submit that there are substantial problems with this PUD submittal which would prevent it's listing as "Superior". Thank you for your consideration.

Attachment: Aerial photo taken from Google Earth (2015) overlaid by "The Grove" Master Plan in this area. Certain written descriptions have been added.

PARKS ON SITE

Mueller

(140 acres of park for 5,900 units-
per Catellus Dev.- AAS 1/24/2016)

The Grove

(13 acres park for 2,115 units-per
Milestone Land Use Plan 3/28/2016)

 = 100 sq ft park per dwelling unit

Notes:
The Grove has no park space allotted for Senior Housing (600 units).
Mueller site is surrounded by parks!
Bartholomew Park (50ac), Morris Williams GC (184ac), Patterson Park (9ac) are right across the street.

4/5/2016
Rosedale NA

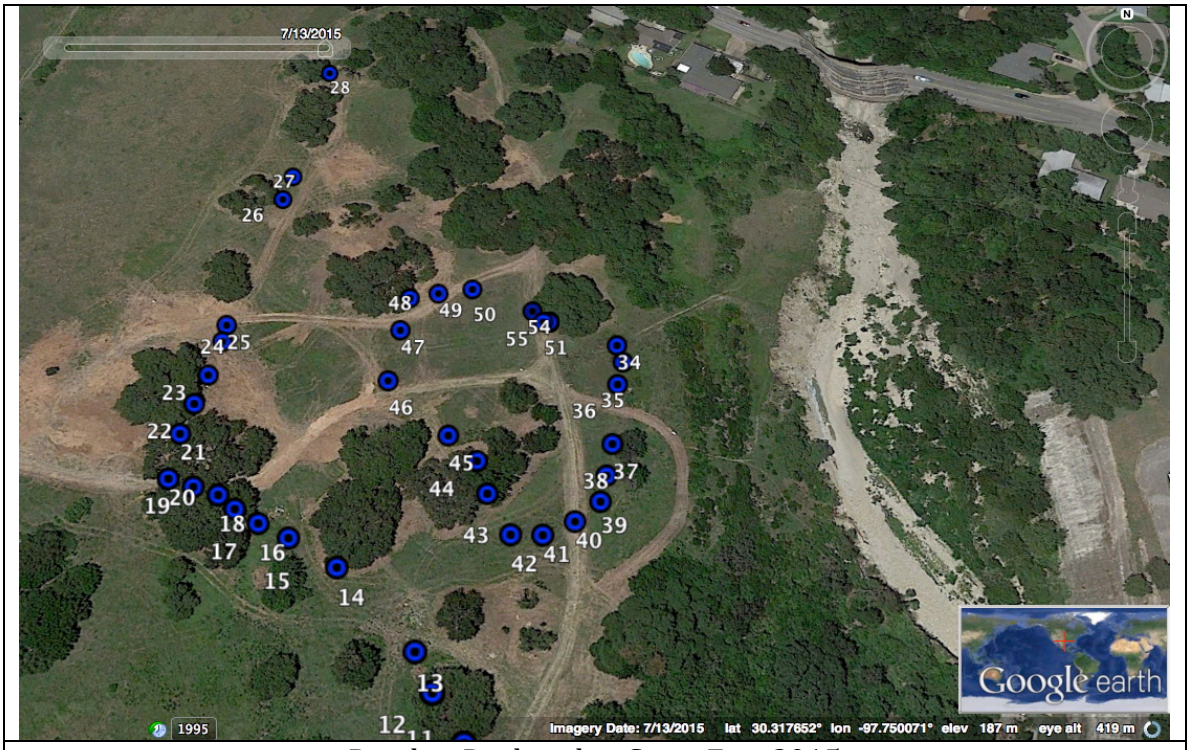
Pond Problems

The proposed wet-pond is a concern to the neighbors. Its' size seems inadequate for the declared purpose. Its' placement endangers significant live oaks. Its' construction endangers the live oaks. Its' proposed social uses will be dangerous if the slopes of its' berms are not constrained. It is **Inferior**, **not** Superior.

What we know

We know little about the pond with any certainty or clarity. It has appeared on the developer's drawings from the start, but only with a notional location and size and design. The most recent drawings still show imaginary trees in imaginary locations, and a pond shape drawn for aesthetics, not to match land contours. It is never shown with the necessary adjunct facilities such as emergency spillway or the discharge to the creek.

At last summer's Grove Fest the developer staked boundaries for park and for the pond, but again notional. The accompanying image shows the GroveFest disclosure. The pond area is nominally 1 acre, but the elevation varies by 6 to 9 feet across the indicated boundary, and relocation to flatter position may occur.



Pond as Declared at GroveFest 2015

Areas of Concern

The neighbor's concerns are in three areas; 1] The placement and resultant impact on the Live Oaks, 2] The Use and Configuration with safety of park visitors placing constraints on design and safety, and 3] The Size which is inadequate for all but trivial rain events, even a 1" rain flushing the pond.

Placement

The placement is a concern for two main reasons; a] Bank Erosion, if not successfully controlled, will reach the pond in less than 20 years, and b] Significant Live Oaks are endangered by the pond, both during construction and because of continual moisture.

Erosion Concern

The previous image showing pond placement make evident its' proximity to Shoal Creek. Point #35 in the photo is 150ft from the bank. As I have written, and sent earlier, the creek bank is eroding at 8ft per year. So, by easy division 150ft / 8ft/year = 18.75years before the creek erosion impacts the eastern pond bank.

Now, the pond is an essential part of the developer's drainage plan, so that plan is endangered early in the life of the development.

Tree Concerns

The indicated pond placement endangers significant members of the live oak grove in two ways; the pond will saturate the roots of some trees, and installation of the berms and drainage piping will endanger those and others.

Wet Roots – If the pond is placed as indicated, trees around the periphery will have constantly wet roots. This is hazardous to the trees. The US Forest Service has documented the effects of constant flooding. [Report on Quercus virginiana can be found at http://www.fs.fed.us/database/feis/plants/tree/quevir/all.html - 47]

SITE CHARACTERISTICS :
Southern live oak grows in moist to dry sites. It withstands occasional floods, but not constant saturation [47]. It is resistant to salt spray and high soil salinity. Southern live oak grows best in well-drained sandy soils and loams but also grows in clay and alluvial soils [21].

The footnoted report [47] in the quote describes experiments in which live oak groves were experimentally exposed to saturation by building berms, with the resulting demise of the live oak.

Construction – The pond is described by the developer as treating the PUD storm drain water; so the drain piping must be constructed to empty into the pond. It is the construction of those pipes, and of the pond excavation and edge berms, that pose additional risks to the trees.

The drain piping for the development isn't disclosed, but every street and paved area must by code have drains to catch the run-off and prevent flooding. Throughout the development, the roofs and roads must connect to drains that capture the rain and channel it away before it can get deep enough to flood businesses and homes. The Drainage Criteria Manual [DCM] provides the City requirements. All its' provisions should be enforced on the development. A 'tree' of piping results from the capture of the rain, drains connect to small pipes, smaller pipes connecting to larger. The branches of the trees run along curbs connecting inlets at least every 100ft. Larger branches connect several streets; then finally trunks that lead to the detention facility.

No real engineering is needed to get an idea of the scope of the piping, just Jr.High math. The applicant, when filing to Council, disclosed about 58 acres of roads and roofs on the 75 acre site, about 77% impervious cover. The use of 'rain-gardens' along streets is discussed, but in any storm situation they become filled and normal drainage results, the DCM requires curb drains for that situation.

Recent flood events show rainfall at the '100yr' levels. Calibrated rain gages adjacent to the tract recorded over 5" of rain in the May 2015 event. Atmospheric physics make rainfall of more than 5 to 6 inches per hour very difficult. Events with more recorded rain are multi-hour. The October 2015 event, when LCRA recorded 15" at US-183 on Onion Creek, was a 3 hr event. The 1981 flood on Shoal Creek recorded 11 – 13 inches over 2 - 3 hours, depending on location. This discussion leads to adopting a 6" rain as the basis for a simple look at the drainpipe sizing. It's also representative of the values in the DCM tables.

Let's size the issue; how much water and how many pipes, how big. An acre is 43560 sq ft. A 6" rain is half a foot. So, we should expect half a foot of rain to drain from all the impervious cover. That's about 29 acre-feet. That's 1,263,240 cubic feet [43560*29*0.5=1263240].

So, now lets look at the pipes at the 'trunk' of the 'drainage-tree'. Four foot diameter concrete tile is common in construction of storm drains. The pipe opening is 12.568 sq ft, that's what the water can flow through. The speed of the water is usually given in units of feet/second. 60 mile/hr is 88ft/sec. In a big chemical plant, refinery, or sewer plant, the large pumps work with fluids at about 10 ft/sec. The 'economic' speed depends on how full the pipe is, and on pipe roughness, and on fluid viscosity. The drain field in the development won't have pumps, just gravity.

So, the amount of drain water that can flow down a pipe is determined by the effective area of the pipe opening and the flow rate. Here the opening area, from

just above, is 12.568 sq ft and we can use about 5ft/sec for un-pumped water; or 62.84 cubic feet per second per pipe. Now, and hour has 3600 seconds [60 minutes * 60 seconds]. So, each of the drain lines can move 226,224 cubic ft per hour from the roads/roofs to the detention facility. We see from above that the rain event will generate 1,263,240 cubic feet; and if we divide, we find that we need 5.6 of the 4ft diameter pipes. Six pipes 48" in diameter, that matches with the various development areas of the plan the applicant has disclosed. What about 3ft pipes? The number almost doubles, count on needing 11 of the 3ft pipes. That's a lot of trenching among the trees.

The neighbors fears are well founded. If the detection remains the 1-acre wet pond, nestled in the live oaks, then the six 4ft pipes must be trenched through the root zones to get to the pond. A 4-foot tile will take a 60" [5ft] trench. The back-hoe for that is BIG; not something to drive in the Live Oaks. The Hitachi Ex1200 shown below weighs about 250,000lbs. [And, it will also be needed to excavate the pond itself.]

Hitachi Ex1200 with 5ft Bucket

There is a further piping concern; the pond outfall. Water goes in, water goes out. Six 48" pipes are needed to get the storm water into the pond; what does it take to get the water out to the creek?

The six pipes each have an opening of 12.57 square feet, or 75.4 total. If the pond outlet is a big box culvert 8ft wide and 8ft tall, that's only 64 square feet. That's about twice the size of the hallway in your house, and it's too small. So, another giant trench must be cut 150ft to the creek bank.

There must be an "emergency" spillway as part of the outlet facility – some rains may occasionally be bigger than 6". If there is no protection from a spillway, the water spilling over the berm will wash it out and the whole pond will fail. If all the outfall is on the surface, then there is a massive paved fixture in the parkland and reaching the 150ft from the pond to the creek.

The Hitachi EX1200 will be busy. And, the outfall will lose 8ft per year in supporting earth as the bank erodes.

Use and Configuration

Social Use and Danger of Bank Slope

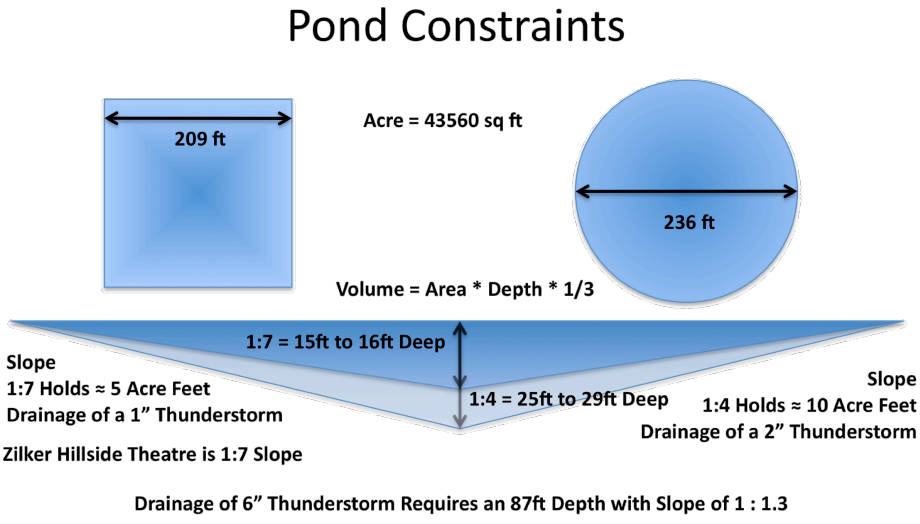
The developer continues to propose a wet-pond of approximately 1-acre for both water quality / storm detention, and as a park feature with an amphitheatre inside the banks. Issues of pond design must be considered, especially for safety to those walking the banks.

One issue is the request to 'remove' the section of the Land Code that requires safety fencing around a pond. Safety is a concern around water; how likely are people to slip into the pond? How deep is the pond? And, how likely are people, especially kids, to drown.

Another issue is the effectiveness of the pond as detention; how much of a storm event run-off can be held so as to not increase the creek peak flow. How fast will a storm flush through the pond? Will that fast flow be a safety issue?

There has been no disclosure of the proposed pond design, except a brief slide viewing at a Rosedale Neighborhood Association meeting. That slide showed berms around the perimeter. Lacking exact design data won't deter a simple analysis based on geometry and comparison with other public places. The basics of safety and usefulness are not subtle; with a slope that is safe to walk on, what is the depth of the pond, and with that depth, how much water will the pond hold, and what Peak Flooding will it restrain.

Here's a diagram of pond options:



How Pond Geometry is Constrained by Safety and How Constraints Limit Usefulness

The developer is requesting the removal of the Safety Paragraphs from the applicable drainage code. That means further restraints must be placed on the pond design to ensure that the public, especially children and elderly, are not subject to slipping/tripping and drowning in the pond. This is a public place with 24 hour access, and visitors may be solitary – just them and their dogs. There may be no rescue help available, and wet phones won't get 911. An obvious design constraint is on the slope of the berms and pond bottom; if the slope is steep, falling into the water is more likely and recovery more difficult.

A place with a public slope that many of us know is the Zilker Hillside Theatre. Measurements from Google Earth show it to have a slope of 1:7. It is walkable for most, but difficult for the elderly. If it was any steeper, staying on your blanket during a show would be troublesome.

Pond slope of 1:7 would be like being at Zilker Hillside. You can sit on the berm. The water is 1ft deep 7 feet from shore, 2ft deep 14 feet out, and the pond gets to be about 15ft deep at the center. In comparison, the pond at Northwest Park only gets to be slightly over knee deep and has a flat bottom.

The pond slope could be increased to 1:4 and include benches and steps for the public. But, slope of 1:4 , or any steeper, would not give traction to anyone in the water trying to get out of the pond. If you fell-in, and knew how to swim, you could paddle to the shore and crawl out, but with difficulty. If you got within 4 ft of shore the 1ft depth would allow an adult to rest on hands and knees with their face out of the water. The slippery bottom would hinder standing. The pond would be close to 30ft deep at the center. Slopes over 1:4 would require outside rescue help.

Slope of 1:4 and higher will most likely require paving to stabilize the soil – it is weathered Buda Limestone and Del Rio Clay, with little strength to hold a high angle-of-repose – the bern sides will simply slump into the pond, weakening the berm and filling-in the pond. A paved steep pond bottom will not permit climbing out of the pond. Swimming pools have ladders and steps for a reason.

The pond as proposed is unsafe.

Sizing

The pond is to act as a water quality feature and as storm water detention. Its' effectiveness depends on volume, bigger is better.

The figure just above indicates sizing. If the pond has a slope of 1:7 it will hold about 5 acre-feet of storm drain. How does that support the 58 acres of roads and roofs in the development? That's the run-off of a 1" rain; a very common event. With a 1:4 slope the pond holds about 10 acre-feet, or is adequate for a 2"rain. These are not flooding events, so peak detention isn't a consideration, but we will see benefit from the pond in clearing sediment and street oils before discharge to Shoal Creek. Notice that in each of these cases the rain event completely flushes the pond of its' original water.

That means that 1" of rain in an hour causes the water to flush from the pond in an hour. That flow would be unsafe for people around the pond. If the discharge is a surface fixture, the big paved 150ft long sluice leading to the creek, then any wading will lead to bodies in the creek. If the discharge is the big [larger than 8ft x 8ft] pipe, then its' inlet will be a powerful suction; anyone slipping into the pond is flushed to the creek.

A flooding event like the 6" rain used to size the piping, about like the 2015 Memorial Day event, will be 29 acre feet, and it would flush the pond in about 12 minutes; a flow similar to the flood in the creek itself.

There is a better possibility. A larger pond, say 5 acres in size and 5ft to 6 ft deep, could be placed away from the trees. The trees would be safe, and, the 5 acres could be used as recreation when not in flood. This is the case at Northwest Park. And, best of all, the 5 acre pond would detain an entire 6" rain event and allow it to discharge over the next day and not impact flooding under any conditions.

Conclusion

The concerns of the neighbors about the pond are well founded.

The pond is an essential part of the drainage design, and, because of the 8ft/year of creek bank erosion, its' indicated placement will result in failure in about 18 years.

The pond, in its' indicated placement, will endanger the Live Oaks due to root flooding based on US Forest Service experiments

The pond will require 6 inlet pipes each 4ft diameter. These must be trenched in between trees, and machinery for this will damage the trees, in addition to the damage of the 60" wide trench.

The pond will require an outlet culvert that is bigger than 8ft x 8ft and 150ft long, reaching Shoal Creek. But each year, creek bank erosion will expose an 8ft length of that massive culvert.

The pond is being proposed for social uses on its' berms. This limits the slope of the berms for safety. Berm slopes similar to the Zilker Hillside Theatre will allow only 5 acre feet of volume – a 1" rain will flush the pond. Berms with steeper slope, needing benches and steps, will only accommodate a 2" rain, being fully flushed. A true flood event will flush the pond in about 12 minutes.

The idea of the 1 acre pond placed among the trees must be rejected. It is NOT 'Superior' to normally required water quality or storm management facilities.

A larger 5 acre facility, in another place, and supporting full detention, should be specified. If designed properly, this larger detention can easily double as park space. Many parks have areas that serve as flood detention; Northwest park was rebuilt after the 1981 Memorial Day Flood to serve as a detention facility. Such a change WOULD be 'Superior' to conventional zoning.

ROSEDALE
AUSTIN, TEXAS

ROSEDALE NEIGHBORHOOD ASSOCIATION

RESOLUTION

Whereas the parks included by the applicant in the proposed Grove at Shoal Creek PUD have been reviewed by the Parks and Recreation Department staff in order to advise the Parks and Recreation Board regarding the quality of those proposed parks, and

Whereas the area of the city in which the proposed Grove PUD is located is significantly underserved by public parks, and the residents and visitors of the proposed Grove PUD will be highly dependent on the parks within the PUD for much-sought-after recreation and respite, and

Whereas the parks proposed by the developer do not substantially differ from the minimum parkland dedication generally required of a development of the Grove's size and planned intensity, and as contemplated by the developer the proposed parks are largely surrounded by intense development, including residences directly bordering the proposed signature park, inhibiting their use by the general public for ordinary recreational purposes; and

Whereas the proposed Grove parks do not include substantial open space suitable for many recreational activities such as team sports and group exercise that are in such demand throughout the city and that strain the facilities at other parks such as Ramsey Park, and accordingly the proposed Grove parks will not support a broad array of ordinary park uses expected to be available at public parks, and

Whereas the proposed Grove parks are not readily visible or accessible to the general public, including nearby residents that the Grove developers have stated will benefit from the amenities to be available at the Grove, and alternate means for accessing the proposed parks, such as by foot bridge connecting the parks to nearby neighborhoods, are not included as a given within the proposed development;

Therefore, Be It Resolved by the Steering Committee of the Rosedale Neighborhood Association that the RNA hereby expresses its agreement with the city staff report concluding that the parks proposed by the Grove developer are inadequate to be considered superior, and respectfully requests the City of Austin Parks and Recreation Board to make a recommendation consistent with that report that the proposed Grove parks are clearly inadequate to be considered superior or to contribute to a superior PUD development.

Jeff Archer

Jeff Archer, Co-President
[redacted]

Dale Gray, Co-President
[redacted]