

## BCRC

### Recommendations for The Grove at Shoal Creek

- 1. Emphasize missing-middle and affordable house**
  - Retain proposed 1515 residential units plus congregate care
  - Increase on-site affordable housing units required to get SMART housing fee waivers to 50% above minimum
- 2. Decrease and mitigate traffic impact**
  - Reduce office entitlements to 115,000 square feet, and retail to 100,000 square feet
  - Modify total allowed 24-hour unadjusted vehicle trips to 18,000
  - Require off-site traffic calming and mitigation on neighborhood residential streets
- 3. Provide adequate park land**
  - Increase usable, credited parkland to 16.88 acres
- 4. Provide neighborly compatibility**
  - Modify minimum setback to Bull Creek Road across from residential homes to 25 feet and use compatible residential standards for first row of housing.
  - Require city-approved noise mitigation plan during construction, and for permanent activities on-site
  - Prohibit vehicle access through 45<sup>th</sup> Street residential strip and enable alley access adjacent to 45<sup>th</sup> Street homes
  - Require 20-foot wide drainage easement full length on the south boundary to protect Idelwild Street homes

#### PLUS

- Prior to first reading, the Applicant must provide verification that they control the necessary right of way to allow construction of the transportation improvements.