

Name	Location	Date	Comment
samantha sanford	austin, TX	2016-04-03	The Grove, as planned, is out of scale for the surrounding infrastructure. Traffic safety and congestion must be fairly addressed and executed before any development on such a large tract of land begins. Milestones proposed plan to take 8-10 feet of current residents property is unconscionable, dangerous, and does little to alleviate traffic flow and safety concerns.
Jeremy Miller	Austin, TX	2016-04-03	come on COA - you can do better. Money will flow and the grove will get built - all of that is good. This "road" proposal is a terrible thing.
Jennifer Thompson	Austin, TX	2016-04-03	A developer who overpaid for property should never be allowed to trample on the rights of those who live in the surrounding neighborhoods. None of us are anti-development. We would like an appropriate and scaled project in line with the infrastructure that would be able to support such a development. Not only can Bull Creek Road and 45th not support this development, but the backlog that will result will end up backing up onto MoPac in both directions. Westminster is a retirement facility that often requires EMS visits and I have not heard the developer speak to the response time for emergency services in this area with such a development. As for emergency services, will we add first responder infrastructure in central Austin commensurate with the increased growth? Are we going to see another fire station? EMS station? Additional police? We know that there is already a backlog to get response and our first responders are stretched thin as it is. This development is near one of the major medical facilities in this city. Do we really want to delay response times to a hospital and create a nightmare on MoPac (similar to the 183 flyover on I-35) because a developer wanted to make more return on an investment?
Susan Thompson	Austin, TX	2016-04-03	I live in Rosedale and continue to be shocked by the actions of the Topfer family owned Milestone Development and a few elected officials (including CM Gallo and Mayor Adler) in the development of The Grove. It is absurd to think it ok to build a busy street within feet of houses in a neighborhood as access to a 500 million dollar development. Neighbors on either side of the proposed road will lose not only their homes but their quality of life. Many of us will be victims of as yet unequalled in Austin traffic changes that will impact many neighborhoods surrounding the development. Thus far the development and the city have engaged behaviors ranging from slippery politics to all out lies cloaked in PR rhetoric. We may not be able to stop this development but we can help our neighbors to save their homes ... we hope. It is time the City of Austin hears the voices of the people effected by the careless actions of Milestone Development.
Melanie Martin	Austin, TX	2016-04-03	This is horrible work by our city, and this development can be done without taking residential homes.
Rick Reeder	Austin, TX	2016-04-03	It's illegal
Deborah DeStefano	Austin, TX	2016-04-03	The Grove as planned is too dense for this area. It is not right for this development to be built at the expense of our existing inner city neighborhoods.
Justin Tajchman	Austin, TX	2016-04-03	I believe The City of Austin is placing special interests and back room deals above the concerns of its citizens. This project is clearly of an inappropriate scale for a 2-lane neighborhood road.
Helen Young	Austin, TX	2016-04-03	This is too close to the houses on either side. Look at Street View -- the house to the west will have traffic very close to bedroom windows. Residents will also have a very difficult time getting out of their driveways.
Diane Swinney	Austin, TX	2016-04-03	I travel Shoal Creek and 45th Street every day to get home from work. The traffic is already bad in the afternoons. The Grove will cause much more traffic and will adversely affect the neighborhoods around the development.

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J.J. van Sitteren	Austin, TX	2016-04-03	I live close to there and have a home in Rosedale, where I will eventually live. Traffic in that area is already tactic. Adding that much more traffic and make one lot another thoroughfare right between the other house is a burden.
Jerry Young	Austin, TX	2016-04-03	If this project were scaled to this well-established neighborhood, such a destructive and selfish gash wouldn't be needed.
Thuy Thao Cao	Austin, TX	2016-04-03	The new owner of the house is allowed to do what they wish, but they must understand that their actions significantly affect their neighbors and compromise their quality of life. I challenge them to live on those streets for at least 6 months.
John Hrcir	Austin, TX	2016-04-03	I and most of my neighbors understand that the tract where the Grove is to be developed should have higher density than the surrounding neighborhood, but the current proposed PUD zoning would allow far, far more intensity than the infrastructure in place and proposed can sustain. There have been numerous meetings among the developers and the contiguous neighbors, but practically no significant changes to proposal that would make it remotely compatible with existing land uses have been accepted. The PUD application is neither sustainable nor compatible with the surrounding neighborhoods. My home is contiguous to the Grove tract, so I will be heavily impacted by this proposal.
Michael McCluskey	Austin, TX	2016-04-03	I drive W. 45th. every day to and from work. The road is already heavily congested during peak times. Adding an uncontrolled intersection at this location will create an unsafe hazard for drivers encountering stopped cars attempting to turn into the Grove. There is simply no way to make this a safe intersection with the tight turn radius and limited sight distance available here.
James Parker	Austin, TX	2016-04-03	I resent the surreptitious attempt to circumvent existing neighborhood deed restrictions. The fact that COA city employees refuse to honor deed restrictions is further evidence of citizens' non-value to city planners.
Luis Venitucci	Austin, TX	2016-04-03	I will vote against ANY and ALL members who allow this to continue
Mark van Gelder	Austin, TX	2016-04-03	The City of Austin should stand up forcefully for the expressed interests of existing neighborhood residents, rather than working to accommodate the impact pressures from developers which are in opposition to the residents' wishes.
Michael Hernandez	Austin, TX	2016-04-03	I am tired of them eating away at the few neighborhoods we have left.
Susan Greene	Houston, TX	2016-04-03	We need to tsk back our city from developers who have no civic pride or interests of neighborhoods.
Patricia White	Austin, TX	2016-04-03	Neighborhoods are what make Austin great. Please do not destroy them.
Jon Anderson	Austin, TX	2016-04-03	This appears to be a ridiculous half measure to a real challenge associated with this proposed development. Obviously community input and impacts are being disregarded. Politics as usual.
Josephine Macaluso	Austin, TX	2016-04-04	I live a few houses away and as it is, I can barely get out of my driveway safely. We don't need to increase the traffic flow onto 45th St. I am going to be literally trapped in my home.

Name	Location	Date	Comment
cat jeanes	Austin, TX	2016-04-04	<p>Wanted to share my Facebook post here too:</p> <p>Ryder and I live directly next to this property. First, let me say I'm not against this development. I am a born and raised Austinite and I love the direction our city is moving. However, I am not for the city condemning a house directly next to mine and turning it into a street. A street that will stand literally 5 feet away from Indiana's bedroom window. This is our house, our home, and from a moral and ethical stand point, it doesn't make sense to throw away all of our rights and safety in order to advance the success of this development. There has not been a single survey done to even check the safety of something like this for our family. Not a single city representative has contacted us about a street being built directly next to our house, however, city officials have talked to the developer multiple times about this. It doesn't make sense. I have reached out to our council member Sheri Gallo - Austin City Council District 10 and she has not acknowledged me or my voice of concerns for our family once. So I'm asking all of my friends that read this to take a second, read this, and help stop this street from being built literally a couple of feet away from our house. I ask you to think and consider how you would feel if you lived next door to this. If your 2 year old child's room was literally 5 feet away from where this proposed road is supposed to go. We are being steamrolled by people who don't care about our situation - the developer and our elected representative-- and need help from people that support us and the safety of our family. I sincerely thank you if you have the time...and apologize for the long post, but this is the reality of where we are right now.</p>
Jen Boza	Chicago, IL	2016-04-04	This is insane.
Sarah Angulo	Austin, TX	2016-04-04	Crowding, traffic, and pollution concerns
Carol Cain	Austin, TX	2016-04-04	My driveway is off Jackson Ave. this will critically impeded my access and egress to my home.
Edward Jassin	Austin, TX	2016-04-04	Austin should be for austinites, not for developers. Keep Austin Neighborhoods. Stop selling them.
Matthew Bracht	Austin, TX	2016-04-04	It is getting increasingly difficult to live and work in this city. We need affordable housing not more "Luxury Apts & Condos"
Rachel Robillard	Austin, TX	2016-04-04	This should have NEVER been considered for a street-- the traffic from this project is going to be out of control.
Andrea Bradford	Austin, TX	2016-04-04	The neighborhood should have more of a voice in this development process.
Jonathan Brumley	Austin, TX	2016-04-04	It's against the rights of a homeowner to have neighboring land rezoned without some sort of compensation.
L Cowan	Austin, TX	2016-04-04	<p>This house needs to remain as is and the developers need to reconsider how the neighbors feel about the project and highly consider what they are saying. Why is that so hard to do? They live here so they should listen and stop exercising so much greed - this area - the grove - needs to be more green, park like space and not a living compound with thousands of people - it will not work.</p>

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Kent Hemingson	Austin, TX	2016-04-04	this proposal will create a significantly increased amount of east bound traffic on West 45th, making it nearly impossible to back out of our drive...a very dangerous situation!
			this plan will dump a significantly increase amount of east bound traffic on West 45th St, making it neary impossible for us to back out of our drive...a very dangerous situation that can be prevented.
Richard Mountain	Austin, TX	2016-04-04	It is criminal to condemn a house house for a private venture, This is a serious, if not criminal abuse of power and is not acceptable! The traffic on 45th st. is already a nightmare during commute times, adding a high volume street would greatly exacerbate what is already a bad situation.
Jacqueline OKeefe	Austin, TX	2016-04-04	This is an outrageous abuse of power and abdication of responsibility by city officials.
Andrew Sokolov	Austin, TX	2016-04-04	this is unacceptable!
Gloria Mata Pennington	Austin, TX	2016-04-04	I care about my neighbors and our neighborhood.
Romalda Allsup	Austin, TX	2016-04-04	This development has already created alot of dissension in the neighborhood. The use of this property on 45th impacts all other property adjacent and the entire street will be end up being used for their project. Not cool! I say no.
Julia Kirby	Austin, TX	2016-04-04	Traffic already makes 45th St. almost impassable during rush hour, with cars backed up on Bull Creek and 45th St. both directions.
Kristin Knifton	Austin, TX	2016-04-04	I am a property owner close to 45th street and firmly believe the street cannot handle the additional traffic. I also believe the rights of the adjacent homeowners to the property in question should be respected!
Kristin Hamlett	Austin, TX	2016-04-04	The "process" behind the decision to make this into a "street" is so very flawed, just like everything else about The Grove.
betina foreman	Austin, TX	2016-04-04	The existing home owners have the right of quiet enjoyment of their homes. Adding a Bar/Restaurant on this single family residential street will be disruptive and damaging to the neighborhood.
Gloria Hunt	Austin, Ecuador	2016-04-04	I own a home in Rosedale and do not want to see this happen. It is a terrible precedent to set and a sign of more to come.



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Susan Gillespie	Austin, TX	2016-04-04	I own property in the Ridglea neighborhood and oppose this plan. It sets a troubling precedent.
Patsy Graham	Austin, TX	2016-04-04	I drive by that intersection often. Because it is now a 4-way stop it backs up already. This would cause a nightmare; it is just too close to the intersection!
Molly Hyde-Caroom	APO, NJ	2016-04-04	Families, especially those with young children, need to be safe! I hope you hear when they say they are not opposing the development, just the location of the road. Please help keep them safe!
Jim Lyons	Austin, TX	2016-04-04	I strongly oppose this project and the traffic it will attract.
Maura Brown	New York, NY	2016-04-04	I strongly oppose this plan. It is unjust, under handed, and mean that the city will work with a developer to implement bad policy that endangers families. The current plans to put a road through at 2627 West 45th sets a bad precedent of what the city can do to anyone, anywhere in Austin.
JoAnna Rollings	Austin, TX	2016-04-04	A real, working traffic plan needs to be provided for the City of Austin. This is a sham.
laurie winnette	austin, TX	2016-04-04	I'm signing this because of the sudden notification of this change by Milestone. The lack of good faith and transparency is appalling.
Mary Cunningham	Austin, TX	2016-04-04	As a taxpayer, I deeply resent whomever it is, at or near the top in Austin city government, who abruptly cut short the participation of professional city staffers -- and instead conducted backroom politics. Our tax dollars pay for the salaries of these staff professionals. I understand there were 80 staffers working on this to ensure a compatible, feasible project. That's alot of tax dollars to waste.
Kim Ackermann	Austin, FL	2016-04-04	This amount of traffic will overwhelm the neighborhood and the residents deserve better treatment and consideration
Rich Balcum	Austin, TX	2016-04-04	This street should be left RESIDENTIAL and a lot not used as a thoroughfare into the planned development behind this property.
Milli Pope	The Colony, TX	2016-04-04	Heavy traffic coming from both directions will make it even more difficult and dangerous to get out of my driveway.
Hilary Saltzman	Austin, TX	2016-04-04	I live right near here and know all of this will make traffic way worse, and negatively impact the Ridglea neighborhood.
Edward Russ	Austin, TX	2016-04-04	I live in the neighborhood and this is totally wrong! This swill create cut through traffic down Finley Dr where we have lots of kids playing and walking in the street!
Kathryn Harris	Austin, TX	2016-04-04	I live in a neighborhood adjacent to this development, where my family has owned property since 1981. It is imperative that Austin listen to its longtime residents regarding new developments. If we do not, Austin will continue to transform into a bland US city, rather than retaining our unique Austin vibe which has brought so much success to the city. Longtime residents request that the entrance to this development located at 2627 W. 45th Street be a pedestrian and bicycle entrance only.
Donna Samuelson	Austin, TX	2016-04-04	45th street simply cannot handle more traffic than it currently holds. The Grove development is massive and will dump thousands more car trips on already overloaded streets. Don't let the Grove get away with it. It's simply not responsible growth.
Jane Norwood	Austin, TX	2016-04-04	The developer of The Grove is not being honest with the city or the neighbors about his plans. This project is about immediate financial gain for the developer with no regard for the long term consequences for the neighborhood or the city. It's up to the Council to see through this sham and use existing regulations and requirements to insist on a reasonable plan.

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Scott Samuelson	Austin, TX	2016-04-04	We live in the small street across from the house proposed for conversion. Due to only single car ports/garages, most everyone has vehicles on the narrow, winding street. Cut-through traffic will be hazardous and detrimental for the many with small children. The Chiappero/45th intersection, with several thousand more daily car trips, will become more difficult for neighbors to enter 45th, and, likely, a dangerous intersection.
Laura Luthy	Austin, TX	2016-04-04	I live in the neighborhood where this is happening.
Kristina Segura	Kyle, TX	2016-04-04	Please stop ruining Austin TX!
Dusty Dorsett	Austin, TX	2016-04-04	I believe this action devalues the homes in this neighborhood.
Dane Adkinson	Austin, TX	2016-04-04	Lack of safety & residential care in subdividing traffic and neighbors
Greg Garner	Austin, TX	2016-04-04	I live in the neighborhood and entry points shouldn't turn to houses into corner lots on the road that has been there 65 years
Karyn Jensen	Austin, TX	2016-04-04	It is not appropriate for the city to put a driveway to a huge development sandwiched between two houses. Also, 45th street cannot handle the additional cars as it is.
Julie Brigham	Austin, TX	2016-04-04	We don't need another parking lot, we need to treasure our history and keep this house where it is!
Jennifer Virden	Austin, TX	2016-04-04	I'm sick and tired of the COA allowing developers to get away with insane projects that worsen our traffic problems.
Will cline	Austin, TX	2016-04-04	It is unfair to the neighbors of this property to put a street so close to their property.
Sharon Gallagher	Austin, TX	2016-04-04	Too high intensity for an existing neighborhood, No roads to take on the extra traffic. Highland Terrace is already at max capacity for traffic hours and has no bike lane, no sidewalk. Reduce the development. Donate/sell 1/2 to the city for park land modest development of rest. If it is necessary to develop it doesn't HAVE to be this high intensity.
Gene Kincaid	Austin, TX	2016-04-04	In all prior public meetings I've attended this has been represented as a pedestrian and bicycle access point, not a through-street extension of Jackson Ave. This portion of the 3/30/16 Grove presentation was a complete and unwelcome surprise.
Patricia Robertson	Austin, TX	2016-04-04	It will add to 45th that is already a narrow and heavy traffic area. It will handicap families of 45th.
Jeremy Swanson	Austin, TX	2016-04-04	I'm signing because I'm sick and tired of the city selling out to developers who destroy the culture of Austin in exchange for developments that lure out-of-state buyers who come in and further erode the culture and the feel of Austin. Stop moving to Austin. Austin is full.
Parker Holt	Austin, TX	2016-04-04	Austin is turning into Dallas.
Bouldin Roxann	Austin, TX	2016-04-04	Our Inner City Neighborhoods need to be protected by our Elected City Officials from encroaching development that will take away the quality of life for the families that live in these wonderful neighbors. Once our neighborhood homes are torn down by developers for commercial and apartments we loose our quality of family life. We have plenty of commercial business and apartments along Burnet, North Lamar and Guadalupe. This is a beautiful piece of land and a jewel for families living in the neighboring subdivisions. This is a wonderful house. I use to talk to the owner as I walked my dog and he kept wonderful care of this home. It's sad that it would be a street with more cars feeding onto an already busy 45th Street and also ruin the quality living of the neighboring homes.

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Shelly Sitton	Tomball, TX	2016-04-04	As a fourth generation austinite whose family was affected by imminent domain I'm sick of the city screwing over land owners for their own gain
Madeline Cosgrovd	Austin, TX	2016-04-04	I want to keep money-hungry businesses out of the neighborhoods that give Austin it's charm
Karen Miller	Killeen, TX	2016-04-04	This use of this land is going to create all kinds of problems and this driveway is just a piece of it. I am opposed to the whole plan.
Aaron Acosta	austin, TX	2016-04-04	The city must follow rules like the residents of the city.
Megan Kressin	Nashville, TN	2016-04-04	There was no rezoning or neighborhood consideratoin. This is a deed restricted area, and should not be converted to a public right-of-way. This is a blatant disregard for the city rules the rest of us all have to live with.
Justin Shaffer	Austin, TX	2016-04-04	The amount of development where rules are being skated in order to accommodate overzealous development in Austin is getting to the absurd.
Eileen Gill	Austin, TX	2016-04-04	This is a TERRIBLE idea---people who live in this part of town have to drive on this already very dangerous road to access their heritage homes. having all of these cars trying to enter 45th st via this access point is nuts.
Audrey Heinemann Carlson	Seaside, CA	2016-04-04	I was raised in Austin and visit my elderly mother annually. I am dismayed about the building developments that have caused hardships for long time locals.
Tracy Vaught	Austin, TX	2016-04-04	I'm signing because this house is directly across 45th from my street. 45th is inadequate as an east-west major "highway" - and it is outrageous that the people who own the house and surrounding neighbors had no rights to have input into the zoning. It seems like a sleezy deal all around.
Mary White	Austin, TX	2016-04-04	I use the roads around the area to access businesses I patronize on a regular basis. I find 45th St and Bull Creek narrow and busy enough as it is. I can't imagine what it would be like with a huge development in that area. They could have a road and bridge that crosses Shoal Creek that exits by the State Library, not in the middle of a residential area on a narrow and curvy street.
Alexis Dorchester	Austin, TX	2016-04-04	Doing such defaces Austin and what we are All about. Start doing that kind of thing where does our city go!?
Craig Blome	Austin, TX	2016-04-04	This is an improper use of eminent domain to benefit a private entity.
Belia Nichols	Austin, TX	2016-04-04	This is destroying the neighborhood. There are deed restrictions and they can't just be erased to please a developer!!! How can the city allow this?
Hannah Nelson	Austin, TX	2016-04-04	I'm tired of the City of Austin overrunning its citizens.
Tim Moore	Austin, TX	2016-04-04	Development has been getting the benefits of existing road infrastructure for far too long, creating congestion messes. It's time they be required to pay for ALL the road improvements needed even if they have to give up a large portion of their land to do it.
Sammy Huffaker	Austin, TX	2016-04-04	I'm signing because I do not believe this is a reasonable way to for cars and trucks to access the new PUD.
Jenny Butterworth	Austin, TX	2016-04-04	I'm extremely concerned about the amount of density being planned for this area and the amount of traffic it will create. I would like to see more green space in this area.
Charles Huffaker	Austin, TX	2016-04-04	2627 W. 45th Street Should Not Become a Driveway for The Grove. 45th street/Bull Creek cannot handle the additional traffic the Grove will create. Traffic Engineers need to study the traffic flow on these two streets and truly determine how to proceed with this development.

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Angelica Lopez	Austin, TX	2016-04-04	The reasons everyone is running to our city are rapidly vanishing in favor of turning Austin into just another metropolis. Save some of the things that will help keep Austin unchanged!
Judith Sokolow	Austin, TX	2016-04-04	Our neighborhood can't handle more traffic. It's already congested on 45th Street. We need more, not less, green space.
Megan Baker	Austin, TX	2016-04-04	This is an abuse of authority.
Alison Tartt	Austin, TX	2016-04-04	1. It's ridiculous to cut a street in the middle of this block. 2. I strongly disapprove of the underhanded way this plan has been ramrodded through.
Susan Stroescu	Austin, TX	2016-04-04	This is not right!
robin mcclahahan	convreses, TX	2016-04-04	becuse leave it like it is
Beth Kennedy	Austin, TX	2016-04-04	Austin city Council should not be willing to cave to developers at the expense of its current residents, nor change the master plan without input from the neighborhood. The City Council should NOT be in the pocket of developers to the detriment of homeowners who purchased property in a single family dwelling zone - PERIOD!
Sarah Torchin	San Francisco, CA	2016-04-04	this development is far too large for the surrounding streets and neighborhood. this 'solution' will only make things worse.
Geri Moore	Austin, TX	2016-04-04	If they bought the property only a few months after winning the bid to develop, it makes me suspicious that their were some shady dealings with the city beforehand. The city missed a golden opportunity to have a premier park and very small urban development north of Zilker. They could have been known more for the desire to have wonderful open spaces. Now Austin will forever be known for their greed and desire to pave everything.
Chris Votaw	Austin, TX	2016-04-04	What is being done to this family is just wrong.
Melissa Bixby	Austin, TX	2016-04-04	None of these people must live in our neighborhood. If they did, they wouldn't be approving yet another addition to the traffic congestion in and around Bull Creek and 45th.
Jennifer Wilson	Austin, TX	2016-04-04	This is ridiculous and should be stopped!!!
Leslie Morris	Austin, TX	2016-04-04	It's the right thing to do.
ralph wolfer	Austin, TX	2016-04-04	I'm signing because I will be a resident of this neighborhood within 6 months and do not want to see this community disrupted because of poor planning and proper insight.
Catherine Lenox	Austin, TX	2016-04-04	I live in Allandale, right next to the proposed development, travel through that area almost daily, and hate to see neighborhoods railroaded like this and their character and liveability, as well as Austin's as a whole, ruined like this.
John Day	Austin, TX	2016-04-04	I'm signing because I don't think The Grove should have access to 45th St. The location where the proposed driveway will be is too tight and curvy as it is.
Catherine Cioffi	Cedar Park, TX	2016-04-04	The same thing is happening in my neighborhood and I think it is terrible.
A Saint-Romain	Austin, TX	2016-04-04	Developers should not have the legal right to destroy a residence and change the zoning!
Alan Beaubien	Framingham, MA	2016-04-04	A native of Austin, I lived very close to the area I question it is it designed to handle the traffic and it is entirely unfair to the residents who will be directly - and adversely - impacted.
Glenda McKinney	Austin, TX	2016-04-04	45th is already over-used, considering the lane width and curves.



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Mary Alice Castello	Austin, TX	2016-04-04	I'm signing because I don't believe 45th Street can handle the additional traffic which will be brought to it by the Grove. Neighborhoods should not be adversely affected to the extent the Grove will impact the lives of current residents.
Leonora King	Austin, TX	2016-04-04	This whole development is awful. The way that it has come into being is almost criminal and I do NOT like it when developers and the City go to bed together!!!!
QDenise Fischer	Austin, TX	2016-04-04	I used to live in this neighborhood and believe there is value in preserving some of the original architectural integrity of the neighborhood. These houses are well-built and reminiscent of times when workmanship mattered. Not to mention, but this is a perfectly fine house and it would be a waste to tear down a structure to create a road, especially when assurances were made that this would not happen.
Kim Mosley	Austin, TX	2016-04-04	2627 W. 45th Street Should Not Become a Driveway for The Grove
Culver Danina	Austin, TX	2016-04-05	I live in the neighborhood.
Karen Kleiman	Austin, TX	2016-04-05	We need to preserve what makes this part of Austin special!
Robin Fruehe	Austin, TX	2016-04-05	I think the Grove has done some shady things with the help of Sherry Gallo. Unacceptable!
Anita ballard	Austin, TX	2016-04-05	This plan is a significant change to what the developer said they were going to do to control traffic on 45th street.
Staley Gray	Austin, TX	2016-04-05	Milestone Builders built two custom homes behind our home. The new homes are so large that the natural water flow was altered significantly and wreaked havoc on our property during the rains in 2015. Milestone has not corrected the problem to date. I am not confident this developer will be an honorable steward of this beautiful piece of property.
Kevin Walter	Austin, TX	2016-04-05	This is unconscionable. The City is ignoring its own regulations in order to cower to a greedy developer. It's already disgusting that they're allowing this bloated development to happen next to a landmark retirement home. This cannot stand.
Monica Mueller	Austin, TX	2016-04-05	I am against cut-through traffic in our neighborhood.
Ami Patel	Austin, TX	2016-04-05	I think the city should not allow this house to be demolished to make way for a new road. We need to support the neighborhood and the local families.
Lauren Russell	Austin, TX	2016-04-05	I'm signing because I live in this neighborhood, and this business entry would be a huge disruption and tragedy to our neighborhood community.
Liz Darwin	Austin, TX	2016-04-05	I was born and raised in Austin, Tx. I have lived in Allandale for 16 years and I believe that the people who made Austin "weird" are being pushed out by taxes, traffic, developers and people who don't appreciate Austin. I think the families living in this area should have their property, their neighborhood and lifestyles respected. Sneaking in changes suggests that there is no respect for the families in this area and suggests that this is the tip of the iceberg for negative changes.
Jill Christian	Austin, TX	2016-04-05	I support the residents of Bull Creek.
Leslie Valentine	Pelham, NY	2016-04-05	This is wrong. I'm a native who grew up in West Austin and have family who live nearby. We do not need more movie theatres or shopping centers that sell useless stuff, BUT we do need to keep more of the open green space Austin is known for and not add to the horrific traffic congestion.

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Buddy Miller	Austin, TX	2016-04-05	this is similar battle of home owners VS developer like we had with The Triangle development. lotza talk resulting in minimal change by the developer. i dont mind developing the tract BUT only IF the neighborhoods impacted support its scope and design.
David Stence	Austin, TX	2016-04-05	I love my Neighborhood.
Suzi Sands	Austin, TX	2016-04-05	Too much traffic.
Laura Sharp	Austin, TX	2016-04-05	not well planned, traffic will be a nightmare. if you were going to make it nice, make it look like the mall at the woodlands.
tem Clayton	Wylie, TX	2016-04-05	Why tear something down if you don't have to.
Kareem Hajjar	Belmont, TX	2016-04-05	It's the right thing to do.
Marita Leonard	Austin, TX	2016-04-05	I care about the quality of our neighborhoods.
Aditya Rustgi	Austin, TX	2016-04-05	I don't want the developer or city to bend the rules to get their way.
Carmen Bradford	Austin, TX	2016-04-05	I have play dates here and the traffic that will be brought in jeopardizes my kids safety.
Jessica Sterns	Austin, TX	2016-04-05	We believe this project is too large. Too dense. ARG obviously doesn't live in the neighborhood, I guarantee they would never want a project this big across from their home. The city needs to wake up, it's 2016, we know so much about what a healthy sustainable project should look like. Seriously.
Susie fowler	Spicewood, TX	2016-04-05	Don't like tearing down functional housing.
Deborah Hiser	Austin, TX	2016-04-05	Because of the traffic
Семён Хамзин	San Marcos, TX	2016-04-05	Our son, daughter and 3 grandchildren live in the neighborhood and we want them to be safe.
JOHN bello	Austin, TX	2016-04-05	i'm fairly certain the grove si going to need more access than just bull creek. I'm just not certain this is the way to go about it. maybe there's a different option.
Sharon Watkins	Austin, TX	2016-04-05	I don't agree with this use.
Kathleen Vermillion	Austin, TX	2016-04-05	SHOCKING that our city is allowing this developer to go forward with this plan ...IGNORING the concerns of all the neighborhoods
Sherry Smith	Austin, TX	2016-04-05	This development will destroy a scenic area and clog the neighborhood with traffic. A retirement community across the street will be negatively impacted by noise and traffic replacing a quiet ambience that is appropriate for the retirement and nursing facility that has long been popular with Austinites.
Nancy McMillen	Austin, TX	2016-04-05	Don't tear down houses in order to satisfy all the greedy developers. Find another way.
Ann Beggs	Austin, TX	2016-04-05	because
Tammy Starling	Austin, TX	2016-04-05	I care about my neighborhood and do not want the increased traffic that this project will bring to our neighborhood.
Darcie Fromholz	Austin, TX	2016-04-05	There has got to be another option. I understand that plot has been on the radar of developers for a long time; Reed, you can do better by your community.
Michelle Gatto	Austin, TX	2016-04-05	I grew up in Rosedale and feel angry by the chnages to such a historic neighborhood. I would imagine that the developer's are not from her and have NO emotional ties!
Dianna Gielstra	Austin, TX	2016-04-05	I'm signing because this is becoming an environmental justice issue as well. Poor planning and decreased environmental quality goes against what Austin represents. This is an area at risk of flooding, and poor development can place the city coffers at risks when hazard response is needed and lawsuits follow.

Name	Location	Date	Comment
Judy Roby	Austin, TX	2016-04-05	We don't want to be forced to move from our peaceful home since 1989. The inappropriate level of development will render Bull Creek and 45th streets unusable. Seven story buildings, hundreds of thousands of feet of commercial development, and bars do not belong in the middle of long established neighborhoods of single family homes. Wouldn't it be great if greed, advertising, and political influence did not invariably defeat ordinary citizens?
Heather Johnson	Austin, TX	2016-04-05	We need to preserve Greenspace, and follow existing laws, which are there for a reason. Preserve the neighborhood!
Carol Klahn	Austin, TX	2016-04-05	45th St. Is a narrow, winding residential street. Due to its access to Loop 1, it is currently busier than its design warrants. Additional traffic should not enter directly onto this street.
Erick Del cid	Austin, TX	2016-04-05	Keep Austin Great
Shelly Ogle	Austin, TX	2016-04-05	I believe in good neighborhoods and sensible development.
pam normandy	Austin, TX	2016-04-05	We have to stop this madness -Austin Corruption by Politicians and Developers. I totally agree that 2627 W. 45th Street should not be used as an access point to The Grove. We cannot let the developer encroach on property owners near the proposed development even further by allowing ARG and the City of Austin to insert a roadway in the middle of a neighborhood street that will carry 3,000 cars a day.
Beth Condon	Austin, TX	2016-04-05	I'm signing because this is the right thing to do when the system we should be involved in as tax payers and residents of this area is WRONG. I can barely pull out onto 45th now, I can only imagine the problems and danger to lives with this street.
Nancy Scanlan	Austin, TX	2016-04-05	I use 45th street every day and dread this development - plus the residents of nearby Westminster will suffer the increased traffic.
Tommy Wald	Austin, TX	2016-04-05	I am concerned about increasing traffic in an already congested intersection and road way.
Jennifer Paris	Austin, TX	2016-04-05	I am impacted.
Kari Lavelle	Austin, TX	2016-04-05	This is wrong for our community.
Ty Allen	Austin, TX	2016-04-05	This proposes development is out of scale with the surrounding neighborhood and the roads that serve it.
Rachel Farris	Austin, TX	2016-04-05	Austin is disappearing before our eyes.
Jennifer rodgers	Austin, TX	2016-04-05	I live close to this area and this corner is a part of my daily drive. Traffic is already terribly congested, and the neighborhood and street traffic will be greatly increased, creating dangerous driver and pedestrian risk.
Kuruvila Mani	Austin, TX	2016-04-05	45th Street is a dangerous enough street already without the additional traffic caused by this street. Also there is no justification for changing the deed restrictions by the city and completely destroying the value of the two houses adjacent to this house.
Laura Rice	Austin, TX	2016-04-05	I'm signing because ENOUGH IS ENOUGH around here!!
Michael Rudzki	Austin, TX	2016-04-05	We need to stand up to developers to keep the spirit of Austin alive.
Susan Weber	Austin, TX	2016-04-05	I think we need to preserve our neighborhoods--not tear down good homes for the benefit of 3 minutes faster driving time.
Elizabeth Anderson	Austin, TX	2016-04-05	The COA shouldn't be able to provide work arounds for developers to their own land use ordinances. This will harm the existing neighborhood more than it will improve the grove development.

Name	Location	Date	Comment
Emily Tracy-Haas	Los Angeles, CA	2016-04-05	I now live in LA, but grew up on Bull Creek Road in the old two story stone house from the 1800s and still have friends & relatives there in the neighborhood and love and respect them all. They are horrified at what is happening to their treasured neighborhood. What the Developers are doing is outrageous... plain & simple.
Daniel Crandall	Grants Pass, OR	2016-04-05	As a further Austin resident who is about to move back, I support the long time residents of this neighborhood and the city engineers. The city is growing, but let's not ruin it in the name of greed. I'm sure there is a way to support growth and preserve neighborhoods.
Alyssa Riley	Stockton, CA	2016-04-05	As a member of the Central Austin community, the density of the proposed housing is detrimental to the neighborhood upon which it will encroach.
Gwen Delk	Austin, TX	2016-04-05	This is an egregious overstep of development and threat to community well being. Ridiculous that this could happen so openly. Mayor Adler, City Council Members, or Milestone Developers would you like to live in either of the two homes directly beside 2627 W. 45th Street? Let alone any of the many other original homes in that stretch that make up the character and fabric of these Central Austin neighborhoods and make them so appealing to live in...until they become adjacent to an enormous commercial development and their property values plummet because most people who purchase these homes before you decided on this paradigm change from residential to commercial don't want to face a busy street in front and have a commercial district behind them so God bless them, who's going to buy these homes when the owners are pushed out of their neighborhoods that no longer resemble what they found so appealing before?
Angela Melina Raab	Austin, TX	2016-04-05	These are our neighbors. They could be us. Let's treat them as we would wish to be treated.
patsy keef	Austin, TX	2016-04-05	I believe that the fabric of Austin is being unraveled one neighborhood at a time & Austin is becoming unrecognizable. What made each area neighbor unique & quaint is being destroyed & now we have big box buildings instead. Its a crime!
Mary Ann Noble	Leander, TX	2016-04-05	I'm sick of greedy developers (& the City Council) turning Austin into a concrete jungle.
Carrah Roy	Austin, TX	2016-04-05	It's time for the Austin City Council to care about citizens more than developers.
Carrie Becker	Austin, TX	2016-04-05	This is in my neighborhood and would and would undermine its integrity.
Andrea Saenz	Round Rock, TX	2016-04-06	I sure wouldn't want a highway in my neighborhood
Christine Shaw	Austin, TX	2016-04-06	Over and over it appears that our City Planning Committee and City Council "sell out" the big money of the DEVELOPERS without true concern for the consequences of the people of Austin.
Karen Owens	Austin, TX	2016-04-06	Even though I'm not a resident of this neighborhood, I'm troubled by the precedent set here, and the ongoing trend in Austin that the interests of developers always seem to trump the interests of the citizens. Enough!
Kelley Novak	Austin, TX	2016-04-06	They shouldn't lose their home.
Rebecca Redwood	Austin, TX	2016-04-06	I do not agree with modifying this neighborhood by expanding Jackson Ave. to dump more cars onto 45th St. constantly.
julie lauterstein	austin, TX	2016-04-06	concerned for due process and citizens rights
tona pittman	austin, TX	2016-04-06	No business should be permitted to run roughshod through the lovely neighborhoods that make Austin a wonderful place to live.



Name	Location	Date	Comment
Shelbie White	Austin, TX	2016-04-06	It's outrageous the surrounding homeowners have not been consulted about something that affects the value and safety of their home!
Todd Shaw	Austin, TX	2016-04-06	The voices of the people must be heard.
Traa Anders	Austin, TX	2016-04-06	The developer is an interloper who is overtaking a home that does not need to be included in this overstepping of reasonable boundaries for purposes of marketing a shoddy, money-grab of a development.
carol burton	Austin, TX	2016-04-06	it's totally outrageous that the city is even thinking about letting the developer do this!!!!
janice samuelson	Austin, TX	2016-04-06	I am in support of not demolishing this house on 45th out of the respect and integrity of the family and a family neighborhood. Our city is losing its integrity to developers .
Diana hyland	Austin, TX	2016-04-06	i don't want to see traffic pour into a residential narrow street and block traffic.
Ted Ducote	Austin, TX	2016-04-06	This is wrong and there is no other way to put it
John Griessen	Austin, TX	2016-04-06	This has had no hearings in public, so due process of law is being subverted.
Mark Wells	Austin, TX	2016-04-06	There should be a public hearing before a house is converted to a commercial driveway.
Leslie Martin	austin, TX	2016-04-06	When we realize all of our beautiful and unique spaces are gone who's is go as want to live or Come here.
Kelso King	Austin, TX	2016-04-06	I oppose development at the expense of existing neighborhoods.
Patricia Williams	Austin, TX	2016-04-06	I used to live in Rosedale and would consider moving back if it doesn't become a parking lot!
Molly Hinds	Austin, TX	2016-04-06	I lived in this neighborhood for many years. This would relegate a nice neighborhood to another urban center.
Nicole Wayman	Austin, TX	2016-04-06	This drastic change to the adjacent properties is unjust, impacting their quality of life. This situation will worsen the curvy, dangerous racetrack aka 45th street. When 45th shuts down due to this change, traffic will push to neighborhood streets where kids, pets and families play. The ripple effect of this will forever change the landscape of our neighborhood.
Kathleen Monte	Austin, TX	2016-04-06	I don't like the city of Austin approving the teardown of a home to build a road into a new, large complex without any discussion from the folks with homes next to the road. Shame on you.
Charles Barksdale	Austin, TX	2016-04-06	This will only clog up 45th more!
Laura Bauman	Austin, TX	2016-04-06	The City should quit hurting its residents to accommodate the very selfish needs of developers. We have to follow the rules. So should the developers.
Doug Simmer	Austin, TX	2016-04-06	I use 45th street several times per week. It is already too crowded. Not pleased they wish to add even more traffic to a road this crowded.
Steven Moore	Austin, TX	2016-04-06	The project as it stands now is too dense and will bring too much traffic to the existing neighborhoods.
Ellen Reeder	Austin, TX	2016-04-06	While I sympathize, this is not about one house, one street, or even one development. It's about the city sending a message to the many future developers that they may flout the rules and ignore/bypass the quality of life and even safety of existing residents.
Seth Johnson	Austin, TX	2016-04-06	Traffic on 45th street is too busy to support a commercial entrance at this location just east of a major intersection with a stoplight.
Maximilian Ekesi	Austin, TX	2016-04-06	Ridglea Neighbor concerned about the safety of nearby neighbors to this new driveway.

Name	Location	Date	Comment
Kathryn Millan	Austin, TX	2016-04-06	I am tired of the city selling its soul to developers! Stop! And stop the tax breaks to big corps for moving here! Everyone wants to move to Austin, we should make them pay more!
Peggy Seely	Austin, TX	2016-04-06	I have opposed this development from the beginning. The displacement of this family for the sake of this ill-conceived development project is one more travesty.
Eric Mickelson	Austin, TX	2016-04-06	In Mayor Adler's own words: "We need to recognize that in a city that has 2 million people in the metropolitan area today, 3 million people predicted by 2030, 4 million people within 10 years of that, we're going to have to be building more densely than we're building now. But we can't do that density in the middle of neighborhoods because that too is disruptive and will [make us] lose part of our spirit and our soul."
			"The Challenge of Keeping Austin, Austin" (Metropolis Magazine, March 29, 2016, <a href="http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/" rel="nofollow">http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/</a>)
Susan Marshall	Austin, TX	2016-04-06	City administrators, STAND UP and SUPPORT CENTRAL AUSTIN NEIGHBORHOODS!
Shane Herman	Austin, TX	2016-04-06	45th is too busy at this area to be an in and out for the development.
W. Krause	Austin, TX	2016-04-07	I drive 45th every day and it already has too much traffic.
Jason Savage	Austin, TX	2016-04-07	Elected officials should take the time to listen to the people living in the neighborhoods affected by this development, not just to the greedy developers.
Lyn Krause	Austin, TX	2016-04-07	You're destroying old neighborhoods of fine folks who have lived in Austin for a long time. The developer simply wants to make money off of innocent folks who want peace and quiet. For shame!
Lori Czop Assaf	Austin, TX	2016-04-07	I'm signing because we need to find a better solution without creating traffic on an already over congested area.
Rose Blanchard	Austin, TX	2016-04-07	I'm tired of this unwise disappointing housing development trend that leaves majority of long term Austin residents powerless
Meredith Brethe	Austin, TX	2016-04-07	I live in THIS neighborhood, and I see every day the problems not only inherent in the "plan" from the developers, but the ongoing changes that represent an increasingly more dense population. It's very frustrating in the first place, but the idea that it is going to be inundated with low income/and/or excessive volumes of people is disturbing in the extreme. It boggles the mind that this appears to be rolling along
Ken Barnes	Nacogdoches, TX	2016-04-07	Trumpism in reverse.
Erika Bsumek	Austin, TX	2016-04-07	"Instead of modifying the development to work within the confines of the land, the City of Austin and ARG have decided to instead modify the neighborhood to make the development fit." This kind of activity is unwise. 45th is already over burdened and unsafe.
Amy Strong	Austin, TX	2016-04-07	Not fair to adjacent homeowners, bad for traffic
Eileen Priya	Austin, TX	2016-04-07	This just isn't right. The city needs to listen to its residents, not just developers.
Jeff Rogers Jr.	Austin, TX	2016-04-07	If the city is going to selectively listen, they should at least listen to multi generation Austin Natives.

Name	Location	Date	Comment
John Keohane	Austin, TX	2016-04-07	Demolishing/inserting a street may mean \$\$ for someone, but it doesn't make any sense to those who will then have to live with it. It will drain traffic to streets already set to overuse, require an additional stop light to 45th street to further hamper traffic flow. It's idea whose time is not.
Amy Chamberlain	Austin, TX	2016-04-08	It appears that the City of Austin has not considered the interest of this homeowner, who I believe will be the most adversely affected of all homeowners adjacent to the development. This is not an eminent domain case. It is unjust.
Jessica Brier	Oakland, CA	2016-04-08	As a native Austinite who grew up in a house blocks away from 2627 W. 45th Street, I am disappointed and disheartened by the proposed Grove development. This project threatens to permanently compromise the character and accessibility of this neighborhood. I was so lucky to grow up here, and in Central Austin, and it breaks my heart to imagine this amazing place turned into a corporate development that cares little about families and neighbors. I'll continue to oppose this development from afar, in solidarity with my parents who still occupy their beautiful, historic home on Idlewild Road.
meredith withers	Austin, TX	2016-04-08	Homeowners should not be penalized on their property or neighbors for the development going in. No one would want to live next door to a street that connects 45th to the new development. This is a long standing neighborhood and it needs to be respected.
Ed Wallace	Austin, TX	2016-04-08	Traffic impacts yet to be studied, and no buffer between adjacent houses and new driveway. Noise to those houses 24/7.
Casey Burns	Austin, TX	2016-04-09	I live in the neighborhood and don't want this
Morgan Howard	Missouri City, TX	2016-04-09	My mother lives near this location too and it is high time people take responsible approaches for "improving" the quality of life in my hometown.
Trish Sierer	Austin, TX	2016-04-09	Preserve Austin
Karen Collier	Austin, TX	2016-04-09	I'm sick of watching the neighborhoods of Austin destroyed.
Linda Smith	Austin, TX	2016-04-09	This is a ridiculous idea to an already congested street!
Kent Hemingson	Austin, TX	2016-04-09	This is really important, as currently the over 21,000 cars per day that zoom down 45th St make it difficult and unsafe to even get out of our drive. Adding more vehicles is not only irresponsible, but just plain stupid!
dinny peterson	Austin, TX	2016-04-10	i lived in that neighborhood for 13 years. i avoid 45th because of the traffic and narrow lanes. i feel for the community. please keep egress off of 45th. just makes sense.native austinite.
Melanie McLeroy	Austin, TX	2016-04-10	This property should be developed more carefully, please slow down and facilitate a thoughtful, progressive, careful process for a beautiful opportunity for Austin's future!
Will Grover	Austin, TX	2016-04-11	This is an inappropriate use of residential property, to the profit of a corporation which doesn't share neighborhood values.
andrea lasseter	austin, TX	2016-04-11	Negative impact on the neighborhood and terrible traffic on an already difficult road.
ernest mckenney	Austin, TX	2016-04-11	I am very concerned about the 15,000+ additional trips a day that come with the current version of the Grove development. I am very concerned about the behind closed door decisions by city management to railroad the approval of this project.
Connor Matthews	Austin, TX	2016-04-11	If this is to become a street, SF-3 zoning requires it go through the appropriate public due process.

Name	Location	Date	Comment
Laur Bailie	Austin, TX	2016-04-11	We already have too much traffic!
Jeff Archer	Austin, TX	2016-04-11	The existing zoning on the purchased lot is all the neighbors have to protect them in the reasonable and foreseeable use of their property. This change in use next door asks too much of them without significant compensation at least. This sets a horrible precedent.
Pam Knight	Austin, TX	2016-04-12	This is a residential street! Why is the city ignoring regulations regarding residential limitations and allowing developers to treat a neighborhood as if it is a commercial thoroughfare? The Grove was supposed to be primarily single family homes with contained multifamily. What happened? Why are city planners not protecting our neighborhood from excessive commercial land use? It was clearly decided and stated on several occasions that 45th street would NOT be an access street for the Grove. The only reason they now think access from 45th is needed is because they are not following residential regulations and have allowed the developer to keep packing more and more on the land. STOP IT!
Dianne Mountain	Austin, TX	2016-04-25	The City shouldn't murder our zoning and compatibility standards and walk all over their tax-paying residents to help a well-funded corporation that didn't do their due diligence. All that with no public process.
Michelle WALD	Austin, TX	2016-04-28	I don't think the density of the grove will fit in our neighborhood!
Patricia Micks	Cedar Park, TX	2016-06-17	My friends deserve to know the truth about the home they bought--BEFORE they bought it
Kathryn Caldwell	AUSTIN, TX	2016-06-18	This PUD is going to demolish the existing neighborhood. I've driven 45th and Bull Creek. It's inconceivable to me that it is ok with the City of Austin to raise traffic levels 10 times or more through residential neighborhoods.



**Mrs. Victor Szebehely**  
4100 Jackson Avenue, Apt. 408  
Austin, Texas 78731  
June 22, 2016

TO: Mayor and Council  
From: Jo Betsy Szebehely  
Subject: The Grove at Shoal Creek

Please note my strong support for The Grove. While I now live at Westminster, I have lived all my earlier years in West Austin...specifically in Pemberton Heights. Is it possible that the home owners surrounding the property have enjoyed using the land as their own property? In addition to the reasons stated in the "Petition to the City of Austin", the intersection of 45<sup>th</sup> and Bull Creek could benefit also.

I sincerely hope that my letter may still be considered by the Zoning and Platting Commission and that The Grove will become a reality.

Thank you for your attention.

Sincerely,

  
Jo Betsy Szebehely









**PARKS & RECREATION BOARD RECOMMENDATION 20160524-003**

Date: May 24, 2016

Subject: The Grove at Shoal Creek PUD Application

Motioned By: Board Member Luca

Seconded By: Board Member Alter

**Recommendation:** The Parks and Recreation Board affirms the PARD (Parks and Recreation Department) staff findings that The Grove at Shoal Creek Planned Unit Development application, as currently submitted on March 28, 2016, is not superior in relation to parks.

**Vote:** Approved by the Parks and Recreation Board on a vote of 6-1-1-3 with Board Member Casias against, Board Member Schmitz abstaining, and Board Members Donovan, Vane and Wimberly absent.

**For:** Board Chair Rivera, Vice Chair DePalma, Board Member Alter, Board Member Cofer, Board Member Larkins, and Board Member Luca

**Against:** Board Member Casias

**Abstain:** Board Member Schmitz

**Absent:** Board Member Donovan, Board Member Vane, and Board Member Wimberly

Off the Dais: N/A

Attest: *[Staff or board member can sign]*

April L. Thedford, Board Liaison

**ENVIRONMENTAL COMMISSION MOTION FORM 20160615 008a**

**Date:** June 15, 2016

**Agenda Item:** The Grove at Shoal Creek Planned Unit Development

**Motion by:** Peggy Maceo

**Seconded by:** Mary Ann Neely

**RATIONALE:**

**Whereas,** Imagine Austin sets a vision for our City to be one of complete communities that is natural and sustainable, prosperous, livable, mobile and interconnected that identifies a need for more infill parkland within walking distance of homes in many established neighborhoods, and for a variety of parkland types; and

**Whereas,** Imagine Austin recognizes that Austinites enjoy an easy connection with nature and have a strong environmental ethos and consider parks a core part of what makes Austin special; and

**Whereas,** Austin prides itself on being among the top cities in the country for parkland per capita; and

**Whereas,** Imagine Austin states a beautiful system of outdoor places for recreation and environmental protection will define Austin as a world class city and as we grow into a more compact city we will also have an increase need for parks and open space; and

**Whereas,** by strengthening our green infrastructure, including parks, open space and creeks, Austin can protect the natural environment and enhance quality of life; and

**Whereas,** the City of Austin's Planned Unit Development (PUD) ordinance provides a number of "Tier Two" criteria for determining the extent to which a PUD development would be considered superior, including a number of environmental criteria; and

**Whereas,** these "Tier Two" criteria provide a PUD developer with a number of options for addressing circumstances, conditions, and needs that are unique to the proposed PUD development location and surrounding community; and

**Whereas,** the Bull Creek Road Coalition is a neighborhood group formed when TxDOT announced it would be selling the site of the proposed Grove at Shoal Creek PUD and provided a written document outlining the community's priorities and concerns regarding development in this site; and

**Whereas,** TxDOT made the Bull Creek Road Coalition document regarding community concerns available to all bidders during the land sale process; and

**Whereas,** the neighborhoods adjacent to the proposed PUD have experienced a significant increase in the magnitude and frequency of clouding during recent rain events; and

**Whereas,** the City's Parks and Recreation Department has determined that the proposed parkland for the development does not achieve a level of superiority; and



**Whereas**, the community has expressed concern regarding erosion along the bank of Shoal Creek; and

**Whereas**, among the PUD development design features intended to achieve environmental superiority are riparian and grow zone areas along Shoal Creek and trails; and

**Whereas**, the PUD development has shown that these features will be impacted if erosion along the bank of Shoal Creek continues to occur as expected; and

**Whereas**, the surrounding community has expressed concern regarding flooding in the area and regarding the potential of the proposed PUD development to exacerbate the potential for flooding; and

**Whereas**, the PUD development has not identified or proposed a flood mitigation option that achieves environmental superiority, above and beyond what is already required by the City's Code requirements.

**Therefore**, be it resolved that the Environmental Commission recommends that The Grove at Shoal Creek PUD, as proposed, is found to lack environmental superiority; and

**Therefore**, be it further resolved that the Environmental Commission finds that environmental superiority is achievable and could be achieved if the following concerns were met:

-The amount and arrangement of parkland, including active park space as well as adequate space between and around the preserved trees and any intense activity associated with parkland that may adversely affect the health and long-term viability of those trees, lacks superiority via the City's Parks and Recreation Department's process, including credits given to parkland within the erosion area, and fails to meet the needs of the existing neighborhood, new residents and citizens of Austin. Flex space should be removed and 1,100 feet of street frontage and a minimum of 3 additional acres requested by the City's Parks and Recreation Department should be added.

-Comply with at least Three Star Rating building requirements. Due to the high level of density planned for the PUD development and lack of adequate parkland acres, a Two Star Rating provides less energy efficiency and innovative building requirements while a Three Star Rating of landscapes and housing enhances sustainable goals, higher resale value, and reduces environmental impact.

-The proposed drainage system fails to account for the increased flood risks adjacent neighborhoods have experienced in recent years. Designing the drainage system to the 500-year storm event rather than the typical 100-year storm event would provide an additional margin of safety for the neighborhoods given the magnitude and frequency of flood events the surrounding area has experienced in recent years.

-The Land Use Plan for The Grove at Shoal Creek PUD does not identify where drainage easements will be located and lacks details regarding restrictive covenants intended to address drainage. The PUD ordinance should specifically identify the easements and outline details of any relevant restrictive covenants.

-Air quality impacts to the surrounding neighborhoods as a result of an anticipated 19,000 additional vehicle trips served by the existing transportation infrastructure in this area were not addressed. The PUD should implement an air quality plan with input from the City of Austin's air quality staff, including an air quality monitoring system, and ensure the site has adequate mature trees to provide air quality benefits and mitigate noise pollution.

-Tree protections lack superiority. The tree plan should commit to preservation of 100% of the Critical Root Zone on all Heritage and Protected trees that remain in the site in applying the Tree Preservation

Criteria for Critical Root Zones Impacts. Furthermore, trees that line the property along the properties on Idlewild Road should be retained and protected to serve as a barrier to mitigate noise and air pollution, erosion control, and will offer increase green infrastructure on site.

-The density of the development is inappropriate for the location and should be reduced to a maximum of 2.1 million square feet by reducing the amount of retail and office space.

-Lack of adequate evaluation of erosion dynamics on this portion of Shoal Creek and a lack of any actions to mitigate erosion along the creek frontage in this PUD were not achieved. This erosion affects the Critical Environmental Feature, grow zone, parkland, trails, and trees. The developer should work with staff to conduct an erosion control study and implement erosion control measures identified through the study at the developer's expense.

#### **VOTE 6-4-1**

Recuse: None

For: Gooch, Maceo, Perales, Neely, Guerrero, Thompson

Against: B. Smith, Creel, Moya, Grayum

Abstain: None

Absent: H. Smith

Approved By:

A handwritten signature in black ink, appearing to read "Marisa Perales". The signature is fluid and cursive, with the first name "Marisa" written in a larger, more prominent script than the last name "Perales".

Marisa Perales, Environmental Commission Chair



## Memorandum

**To:** Environmental Commission Members

**From:** Ricardo Soliz, Division Manager

**Subject:** Parks and Recreation Department  
Status on the Grove at Shoal Creek

**Date:** June 9, 2016

Thank you for the opportunity to continue to work with the applicant by your action to postpone the Grove at Shoal Creek to see what progress could be made to reach “superiority” in regards to parkland. On Monday, June 6, 2016, the applicant had an opportunity to meet with City staff to discuss the plan of action to address the list of conditions outlined in the Environmental Commission’s motion. On June 8, 2016, the applicant submitted a revised Parks Exhibit to PARD to review and comment. On June 9, 2016, PARD provided the development team a response to that Parks Exhibit. PARD staff is waiting to hear back from the applicant. Attached is PARD’s response to the applicant latest Park Exhibit.

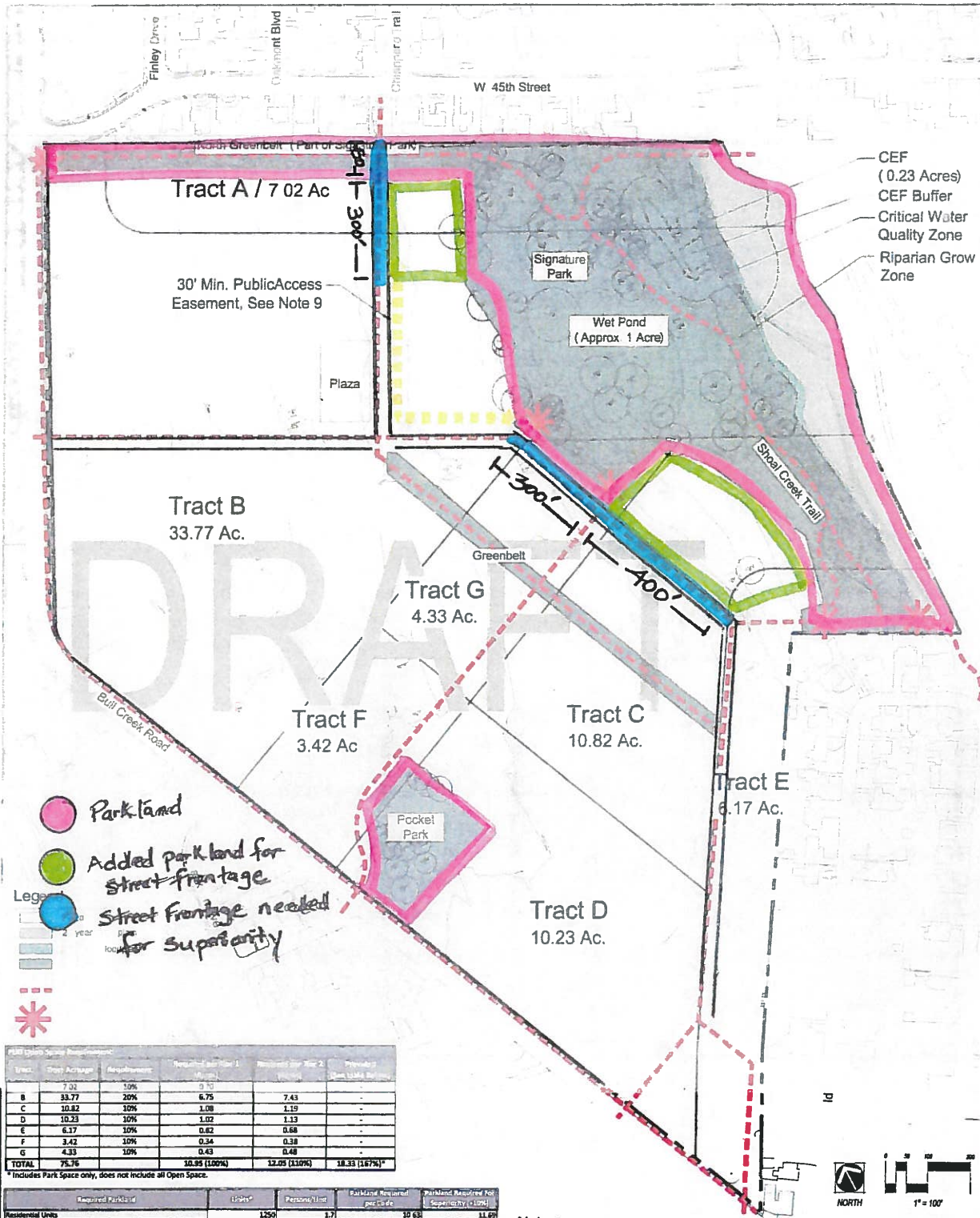
If I can provide you with additional information, please let me know at (512) 974-9452 or at [Ricardo.Soliz@austintexas.gov](mailto:Ricardo.Soliz@austintexas.gov).

Attachment(s)

Park Exhibit from PARD

E-mail to the Applicant by PARD staff





Tract	Street Frontage	Acres	Required for Sign 1	Required for Sign 2	Required for Sign 3
A	7.02	10%	0.70	0.70	0.70
B	33.77	20%	6.75	7.43	7.43
C	10.82	10%	1.08	1.19	1.19
D	10.23	10%	1.02	1.13	1.13
E	6.17	10%	0.62	0.68	0.68
F	3.42	10%	0.34	0.38	0.38
G	4.33	10%	0.43	0.48	0.48
<b>TOTAL</b>	<b>75.36</b>		<b>18.95 (100%)</b>	<b>21.05 (100%)</b>	<b>21.05 (100%)</b>

\*Includes Park Space only, does not include all Open Space.

Required Parkland	Units*	Persons/Unit	Parkland Required per code	Parkland Required for Supercity (100%)
Residential Units	150	1.7	10.63	11.69
Congregate Care Units with Kitchens	150	1.7	0	1.41
<b>TOTAL</b>	<b>300</b>	<b>1.7</b>	<b>10.63</b>	<b>13.10</b>

\*Does not include all Affordable housing units.

Minimum Parkland Available and Open Space Commitment (10%)	Approximate Acres	Approximate Acres	Approximate Acres	Approximate Acres
Signature Park on 25 or Floodplain (Publicly Dedicated)	3.30	0%	0.00	3.30
Signature Park on 100 or Floodplain (Publicly Dedicated)	6.23	50%	0.31	0.23
CEP in Signature Park (Publicly Dedicated)	0.23	0%	0.00	0.23
CEP Buffer in Signature Park (Publicly Dedicated)	0.71	0%	0.00	0.71
Critical Water Quality Zone	0.24	0%	0.00	0.24
Wet Pond Permeable Pool in Signature Park (Publicly Dedicated)	1.00	50%	0.50	1.00
North Greenbelt, included in Signature Park (Publicly Dedicated)	0.87	100%	0.87	0.87
Remainder of Signature Park (Publicly Dedicated)	9.69	100%	9.69	9.69
Neighborhood Park (Publicly Dedicated)	1.25	100%	1.25	1.25
Greenbelt (Private/Public Easement)	1.00	50%	0.50	1.00
Plaza	0.50	50%	0.25	0.50
<b>TOTAL</b>	<b>18.84</b>		<b>13.09</b>	<b>18.13</b>

Note: The Signature Park will be a minimum of 18.09 acres in size including floodplain, CEP, North Greenbelt, etc. All other park acreages are approximate.

Total Credited Parkland for the project must be at least equal to the total shown in the table.

#### Notes:

1. Phase: Only areas of the plaza that are publicly accessible and designed for active recreation and community gathering may be credited as parkland. Appropriate parkland uses for the plaza include interactive water features, children's play features, performance areas, game areas, and areas designed for free and casual congregation. If final plaza design does not meet these standards, an additional 0.25 acres of parkland shall be provided elsewhere on site.
2. All park space shall be improved and maintained by the Applicant, as described in the Master Parkland Agreement.
3. Park, trail, and pedestrian and bicycle access locations depicted in this exhibit are approximate and intended to demonstrate compliance with Tier 1 and Tier 2 requirements. Exact locations and boundaries will be determined at Site Plan.
4. Trails in the PUO that are shown on the Austin Urban Trails Master Plan at the time of Site Plan shall be constructed per the standards of that plan. These trails must be within dedicated public easements or dedicated parkland.
5. The Wet Pond will be designed as an amenity. Recreational uses shall be adjacent to and/or interact with the pond and users shall be able to approach the pond in multiple locations.
6. Public parking shall be provided to serve the signature park. This may be on-street parking, garage parking, surface lots, or a combination thereof.
7. Subject to approval by the City, a trail connection shall be provided from the Shoal Creek Trail to Jefferson Street on the City owned land at this location.
8. The signature park shall have a minimum of 400' of total street frontage. This may be a combination of frontage on Bull Creek Road, Jackson Avenue, and internal roadways.
9. A minimum 30'-wide public access easement shall be provided adjacent to public roadways on any non-residential land uses that border the Signature Park (e.g. restaurants). This easement shall be designed as a public space and shall connect to the Signature Park.

## The Grove at Shoal Creek Planned Unit Development

### Parks Plan Exhibit

Exhibit G

June 07, 2016

Sheet 1 of 1

2121 E. 51st Street, Ste 203  
Austin, Texas 78702  
P 512.900.7888  
F 503.862.1186

www.norris-design.com





**Rationale for frontage and acreage needed to provide the frontage:**

- The development along the frontage of most of the Signature Park will hide the park amenities, much as the playscape at Central Market and the Arboreteum cow sculptures are hidden from street view at those developments today. Those are not parkland. They provide an example of how we feel the Applicant's configuration will not address the public realm.
- Full credit was given to the grow zone (1.63 acres) due to its scenic value. However, in light of Watershed Protection Department's comments regarding some continued bank erosion, we are concerned that some portion of that acreage may not exist in future years. In light of this new information, PARD believes that some of this acreage must be recovered elsewhere in the Signature Park.
- As we explained at the Parks Board, much of the Signature Park acreage will have limited recreational uses, particularly if there is a requirement to increase the Critical Root Zone protection or if design requires the pond size to increase. This would could create a need to move the trail closer to the restaurant area.
- We need street frontage for superiority, regardless of how much acreage is owed. To this end, we would change Note 8 on the June 7, 2016 Park Exhibit that state: " the signature park should have a minimum of 400 feet of total street frontage" to " the signature park should have a minimum of 1,100 feet of total street frontage." Also see the attached graphic that extends the proposed park space outside of floodplain to show the street frontage.
- PARD does not agree with the public access easement in lieu of actual park street frontage. The yellow dashed arrows should be removed along with note #9.

Ricardo Soliz



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## The Grove at Shoal Creek PUD Application

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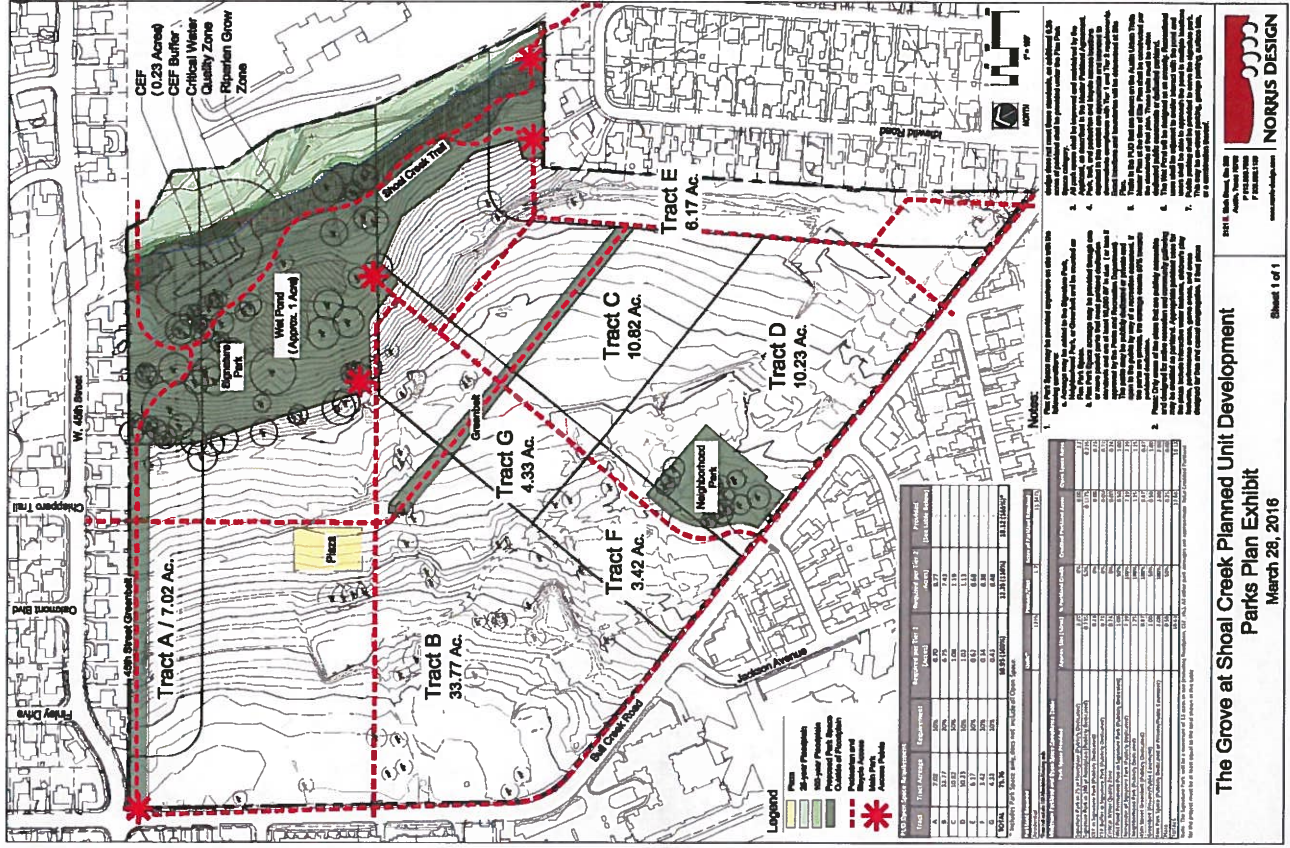
Randy Scott, Park Development Coordinator  
City of Austin - Parks & Recreation Department  
May 24, 2016



# PUD Project Site

Exhibit for approval shows 16.63 acres of parkland:

- a Signature Park (13.88 acres)
- a Neighborhood Park (1.25 acres)
- a Greenbelt area (1 acre)
- a Plaza with recreation (.5 acres)



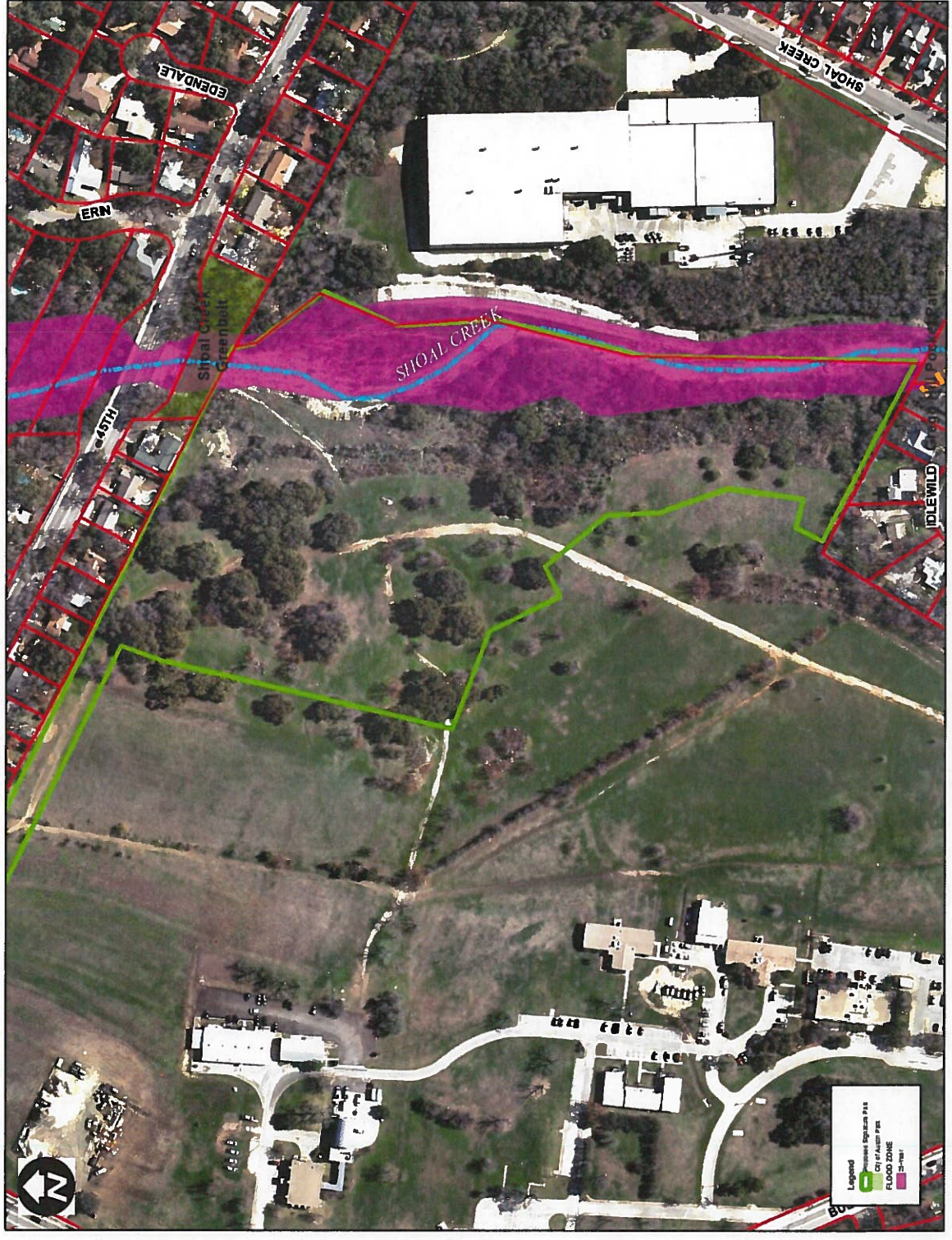




# PUD Project Site

□ Acreage Credits – Signature Park (13.88 acres)

No Credit  
for 25- Year  
Floodplain  
= 10.68 Acres

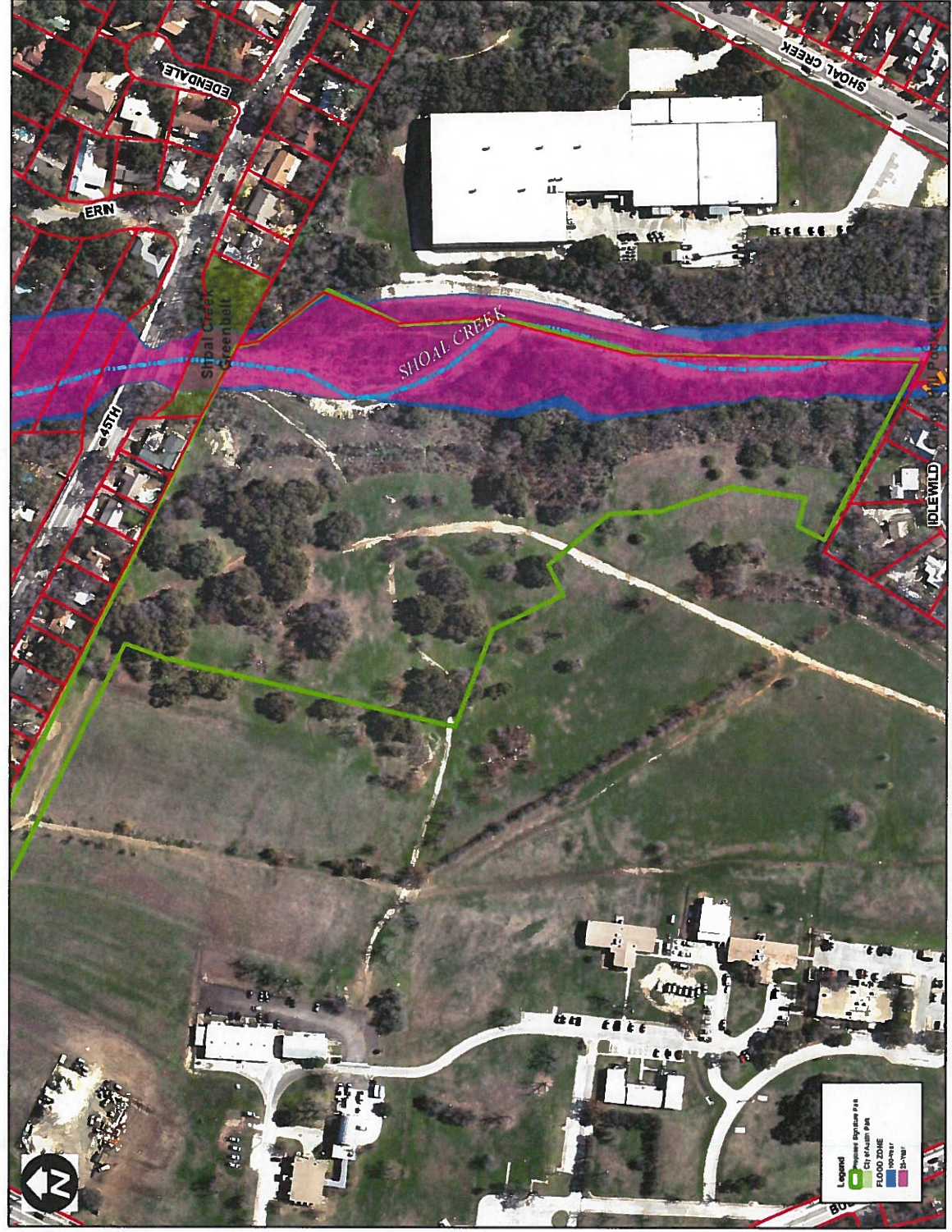






# PUD Project Site

□ Acreage Credits – Signature Park (13.88 acres)



Half Credit  
for 100 -  
Year  
Floodplain  
= 10.56 Acres







No credit for  
CEF, CWQZ  
and 1/2 of  
Pond

**= 8.88 Acres**

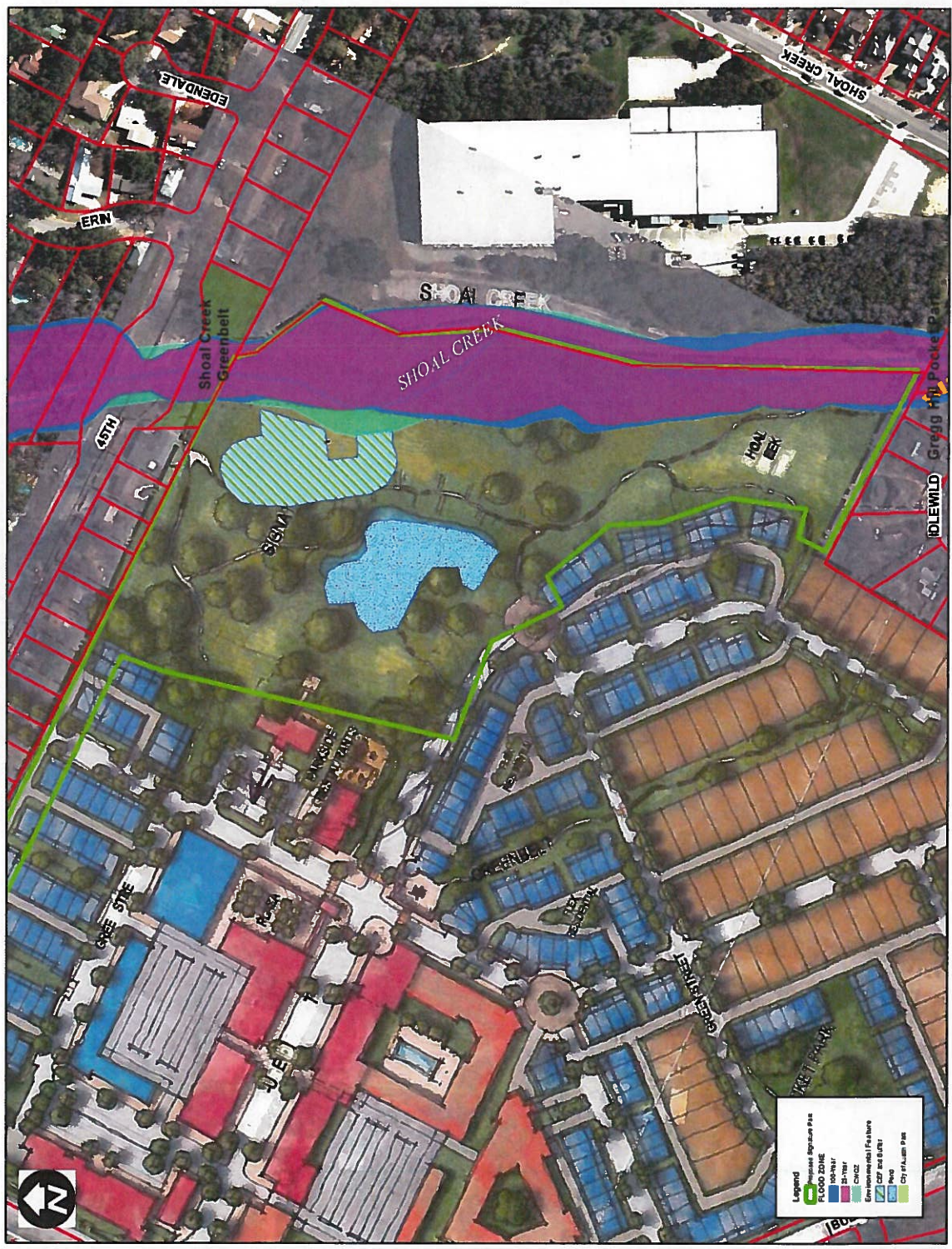






# PUD Project Site

□ Standards Analysis (Active Play Areas)







# PUD Project Site

□ Standards Analysis (Active Play Areas)



Grow Zone  
= 1.6 Acres

Flowers,  
plants and  
trail  
crossings  
allowed









[illegible]

- Small visibility from the street
- Directly behind homes

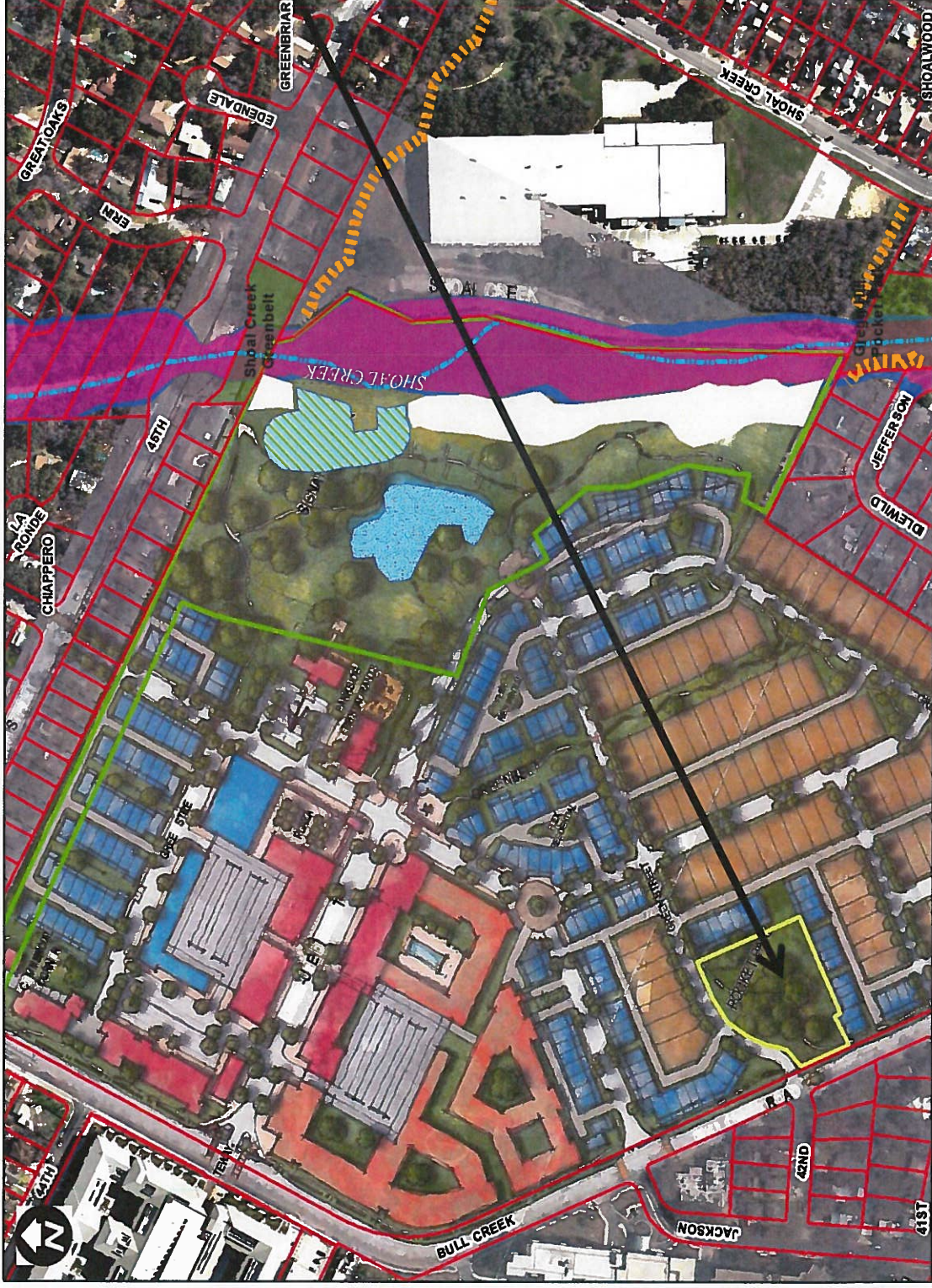






# PUD Project Site

□ Standards Analysis: Neighborhood Park



Play  
acreage  
100-foot  
buffer  
needed  
from  
adjacent  
homes





# Review Conclusions

- Initially, Applicants did not want Parks superiority; PARD staff agreed to allow Flex Space of 2 acres but not recommend superiority
- Signature Park standards analysis shows estimated 4 acres of active play area and 2 acres of trail area; the remaining acres have limited or no recreational use
- Signature Park standards analysis shows that all of the acreage has limited public access points







# Staff Recommendation

- Superiority could be reached if:
  - Parkland is provided at 10% above the required land dedication.  
This includes:
    - Placing the 2 acres of Flex Space in the Signature Park
    - Adding approximately 3 acres to the Signature Park with more street frontage and usable play space away from residences
    - The exact number of dwelling units is required for PARD to make the exact PLD calculation
  - A trail is built that connects the development to the Shoal Creek Greenbelt at Jefferson Street south of the development;
  - Removal of the residential uses around the Neighborhood Park to make the park more public and allow for full use of all the acreage or create a larger buffer from the homes;
  - Continue to include at least \$750 per unit on park development



## THE GROVE AT SHOAL CREEK

### PARKLAND AGREEMENT TERMS

1. Applicant: Similar to Whisper Valley Parkland Agreement  
PARD: A variety of formally approved Parkland Improvement Agreements may be considered.
2. Applicant: Establishes Developer and its successors at the Parks Operation Manager ("POM")  
OK  
PARD: OK
3. Applicant: Requires dedication of portions of the required City Parkland Areas in connection with approval of Site Plans as development occurs.  
PARD: A master park plan should be developed in phases. The phases should be established according to the number of units completed over time. This could be recorded and tracked by a spreadsheet. The first phase should be a park master plan that is approved by PARD.
4. Applicant: Requires developer to spend at least \$750 per residential unit on park improvements. PARD: OK
5. Applicant: Developer responsible for design of parkland improvements but is subject to Design Guidelines, Parks Plan, PUD, safety requirements and must "serve citizens of the City and residents of the Project"  
PARD: The current Design Guidelines only address greenbelt trails and residential uses next to parks. The development team will need to acquire PARD's playscape, turf, amenity equipment and trail standards (or provide PARD an alternative to approve) and then add those standards to the Design Guidelines Section 5.2.2.
6. Applicant: City will get to review site plan with park improvements to insure requirements are met.  
PARD: OK
7. Applicant: Requires tree trimming plan and City approval of tree trimming  
PARD: OK
8. Applicant : City has to promptly review and not unreasonably withhold approval of site plan that meets requirements  
PARD: OK
9. Applicant: Allows the Developer, in compliance with PUD, to locate water quality, detention and drainage facilities, utilities, road crossings, wetland preservation, floodplain improvements, landscaping, trails, project signage in addition to park improvements and programming, in City Parkland Areas.  
PARD: PARD will not allow road crossing within the deeded parkland. Road crossings were allowed in the Whisper Valley Parkland Improvement Agreement due to its large size of 600 acres.

10. Applicant: City cannot alter or install new park or other improvements without developer approval  
PARD: PARD would like to have mutually agreed upon facilities. PARD staff will need City Legal advice on how to word this section to ensure there is a mutual benefit.
11. Applicant: POM will be responsible for operation and maintenance at no cost to City  
PARD: OK
12. Applicant: Must comply with City Park Rules in Chapter 8-1 and Chapter 11-1 with respect to operations, maintenance and programming  
PARD: OK
13. Applicant: POM may establish additional Project Park Rules so long as they keep park fully open to public and do not conflict with City Park Rules  
PARD: The additional Project Park Rules will need to be approved by PARD.
14. Applicant: POM may schedule special events with 14 day prior notice to City and reservations must be consistent with PARD reservation policies  
PARD: Before PARD would agree to allow the POM to schedule special events, this requires more discussion within PARD. The issue is the type and size of such events.
15. Applicant: POM shall not be charged fees by the City for such programming in light of its taking on operations and maintenance  
PARD: Before PARD would agree, this requires more discussion within PARD. City Council would have to approve this action. This could be incorporated into the PUD agreement.
16. Applicant: POM can charge reasonable admission fees for special events to cover costs that involve payment such as for performers or entertainers  
PARD: Typically, special event fees are a General Fund revenue. This type of arrangement would have to be approved by City Council.
17. Applicant: Except for temporary private events that are reserved consistent with PARD reservation policies, special events shall be open to the public  
PARD: OK
18. Applicant: POM can allow concessions so long as concessions complement use of parkland and any concession fees go into park maintenance, operation and/ or improvements  
PARD: PARD would need to approve the concessions just as they do in the Whisper Valley and other agreements.
19. Applicant: PARD will have right and responsibility to enforce City Park Rules and penal ordinances related to public health and safety  
PARD: OK

20. Applicant: Developer shall be entitled to name the Signature Park so long as such name is not offensive to any racial or ethnic group or minority.

**PARD: The developer would have to comply with the City's Park Naming Code requirements.**





City of Austin  
**Austin Energy**

Town Lake Center • 721 Barton Springs Road • Austin, Texas 78704 - 1145

6/09/2016

Environmental Commission Motion Form 20160601 008b

Dear Environmental Commission,

I am writing to provide some background information and context for Austin Energy Green Building (AEGB) rating requirements and to provide staff's recommendation that the Grove Shoal Creek PUD comply with at least two star green building requirements.

An AEGB rating includes a core component of rating requirements and a menu of additional voluntary measures. The rating is broken into categories: Site, Energy, Water, Indoor Environmental Quality, Materials and Resources, Education and Equity and Innovation. Achieving the rating requirements alone is a significant effort compared to building to code, and earns a project the designation of a One Star AEGB Rating. Rating requirements include achievement in Energy, Water, Indoor Environmental Quality and Materials categories. A Two Star Rating is earned when a project earns approximately thirty-five percent (35%) of the additional measures and a Three Star Rating is earned when a project earns approximately forty-five percent (45%) of the additional measures. Those specific points a project pursues are entirely up to the project and their sustainability objectives, so the difference is first and foremost a matter of degree.

AEGB staff recommends a Two Star PUD requirement for the following reasons:

- An Austin Energy Green Building Two Star Requirement is considerably less demanding to administer through the building design and permitting process -, for both staff and the project team than a three star requirement. Any project which is required to achieve an AEGB rating must document that their design is on track to achieve the required rating for the scope of work being permitted at Permit Application and again at Certificate of Occupancy. In our experience, a Two Star project of any type or scope (including Shell Construction for speculative tenants) can document their rating by selecting points that are typically documented for any scope of work in the design phase or at building occupancy. Operational items that contribute to ratings are not typically determined within this scope of work or at these phases in the process so, they can be difficult to document and require additional documentation outside the scope of a standard permit set. Projects that are

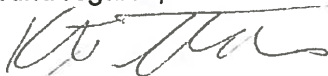
[www.austinenergy.com](http://www.austinenergy.com)

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on track for Two Stars during design phase often add some of these points later in the process, under separate permits and end up achieving Three Stars. Three Star requirements are particularly challenging for speculative development with unknown tenants as they must be designed for flexibility to accommodate a variety of real estate priorities or preferences. For example, green buildings are characterized by open offices to accommodate natural lighting and views to the outdoors, however, a medical office building must provide partitions to meet privacy standards. Austin Energy is committed to helping projects achieve the highest rating level they can achieve, however the timeline and sequence of the permitting process does not always align with the natural sequence for ratings. This is why LEED Green Building Certifications are often not earned until a year after building occupancy.

- The City of Austin (COA) is committed to continuous improvement of baseline building standards through a regular building code adoption cycle on which AEGB ratings are based. The COA is preparing to adopt the 2015 International Building Code and update the AEGB Ratings, raising the baseline for new projects.
- Limited Resources: At present, there are about 18 million square feet of commercial building projects in the AEGB program and staff is dedicated to the continued quality of services provided. Consulting on and reviewing a Three Star requirement project requires considerably more time on a tighter timeline than a Two Star requirement.
- AEGB staff's position is that the AEGB rating should be used to define, promote and further the City's sustainability goals. Any Austin Energy Green Building rated project represents a significant achievement in Energy Efficiency, Water Efficiency and Material efficiency. Green Building Ratings were conceived as voluntary programs to demonstrate leadership in the built environment and considerable work has been made to use these ratings in development requirements, however this is not the intended use of the program. Much experience and expertise has informed this recommendation for two star requirements.

Kind regards,



Kurt Stogdill  
Manager, Green Building & Sustainability



## MEMORANDUM

**TO:** Chuck Lesniak, Environmental Officer

**FROM:** Janna Renfro, P.E.  
Watershed Protection Department  
Environmental Resource Management

**DATE:** June 9, 2016

**SUBJECT:** Erosion Evaluation of Shoal Creek at The Grove PUD Property

### Information Requested

As requested, staff conducted a preliminary analysis of erosion along Shoal Creek at The Grove property. This analysis supports the Environmental Commission's June 1, 2016 motion (Form 20160601 008b) for the applicant to "work with staff to develop a plan to conduct an erosion control study along the entire length of the development's Shoal Creek frontage." This memo summarizes the following information:

1. Potential impact of future erosion to the proposed parkland and riparian buffer
2. Geomorphic analysis of Shoal Creek on the subject property
3. Estimated cost of engineering solutions to repair or prevent erosion damage

Staff performed a preliminary analysis based on the visual record. The Watershed Protection Department does not have geotechnical information for the site, but staff is familiar with erosion patterns at similar sites in Austin. However, this is a planning level of analysis.

### Erosion Impact

The potential impacts are visualized in the attached map and listed below:

- Loss of land to the streambed is mostly confined to current floodplain, which is dedicated parkland, but not credited parkland
- Riparian Grow Zone will be mostly eroded as the bank stabilizes
- Potential future trail conflicts exist
- Wet pond outfall will need to avoid areas of future erosion
- The past erosion rate is ~10 feet/year. The future erosion rate is dependent upon storm events.

### Geomorphic Analysis

The geomorphic analysis considered aerial images from 1997, 2003, 2012, and 2015. Elevation data (City of Austin LiDAR) was used to truth the aeriels for 1997, 2003, and 2012. For each of these years, the bed of the channel was identified to track meander bend migration and erosion progression. The channel alignment has remained mostly stable with the exception of the large meander bend that begins approximately 250' downstream of the 45<sup>th</sup> Street Bridge. This erosion is progressing both downstream and laterally inland.

Directly upstream of 45<sup>th</sup> Street, the channel is mostly situated in bedrock (Buda formation). On the subject property, the channel banks are Del Rio clay formation and vulnerable to weathering and erosion. The stretch of Shoal creek from 45<sup>th</sup> Street to 38<sup>th</sup> street is a relatively straight channel with mildly curved bends, suggesting that severe meanders are not likely to develop. It is possible that this particular erosion location is highly affected from the bridge hydraulics and sudden change in geology downstream of 45<sup>th</sup> Street.

While it is difficult to precisely predict the evolution of urban streams that are highly impacted by the built environment, the erosion does show a consistent pattern of downstream migration – approximately 175' in 18 years. It is reasonable to assume that this pattern will continue as shown in the attached map, with the rate of movement dependent upon storm events. The downstream migration is expected to taper off as the stream reaches a pattern that mimics the historically stable downstream conditions. It is also reasonable to believe that the erosion will stabilize as the influence of the bridge hydraulics lessens further downstream.

The erosion has progressed 125' laterally at the worst point. It is reasonable to believe that the lateral erosion rate will slow or stop as the channel widens and the radius of curvature of the bend increases, moving the channel towards equilibrium.

Once the channel toe has adjusted, the banks will relax to a stable slope, assumed to be 4H:1V. This is a conservative assumption, with a sufficient factor of safety. Geotechnical borings and soil testing could refine this value. The banks are approximately 20', so the top of bank could be 80' from the toe based on the conservative assumption. However, depending on soil conditions, the top of bank could stabilize closer to the toe.

The attached map shows two blue dotted lines that show the predicted toe of slope (light blue) and top of bank (dark blue).

#### Preliminary Cost Estimates

Three levels of projects could be considered to address this erosion should it be deemed a problem. A standard capital planning level cost estimate for streambank stabilization project assumes full bank restoration designed by an outside engineering firm and constructed by a private contractor. This project would be a major undertaking and likely excessive for the actual need; however it is used as a starting point and less invasive projects are considered based on a factor of reduction. A more detailed cost analysis could be developed given more time.

#### Costs to Stabilize 500' Meander Bend on The Grove Property:

Full bank restoration with engineered limestone block wall:	\$1,800,000
Reinforced toe with vegetated banks sloped to 4:1:	\$900,000
Redirective flow structures to prevent further loss:	\$600,000

I am happy to answer any questions or provide further information, as needed.

Attachments: Map – The Grove PUD Erosion Assessment

CC:     **Andrea Bates**  
          **Mike Kelly**



## The Grove PUD Erosion Assessment

### Potential Future Erosion Limits

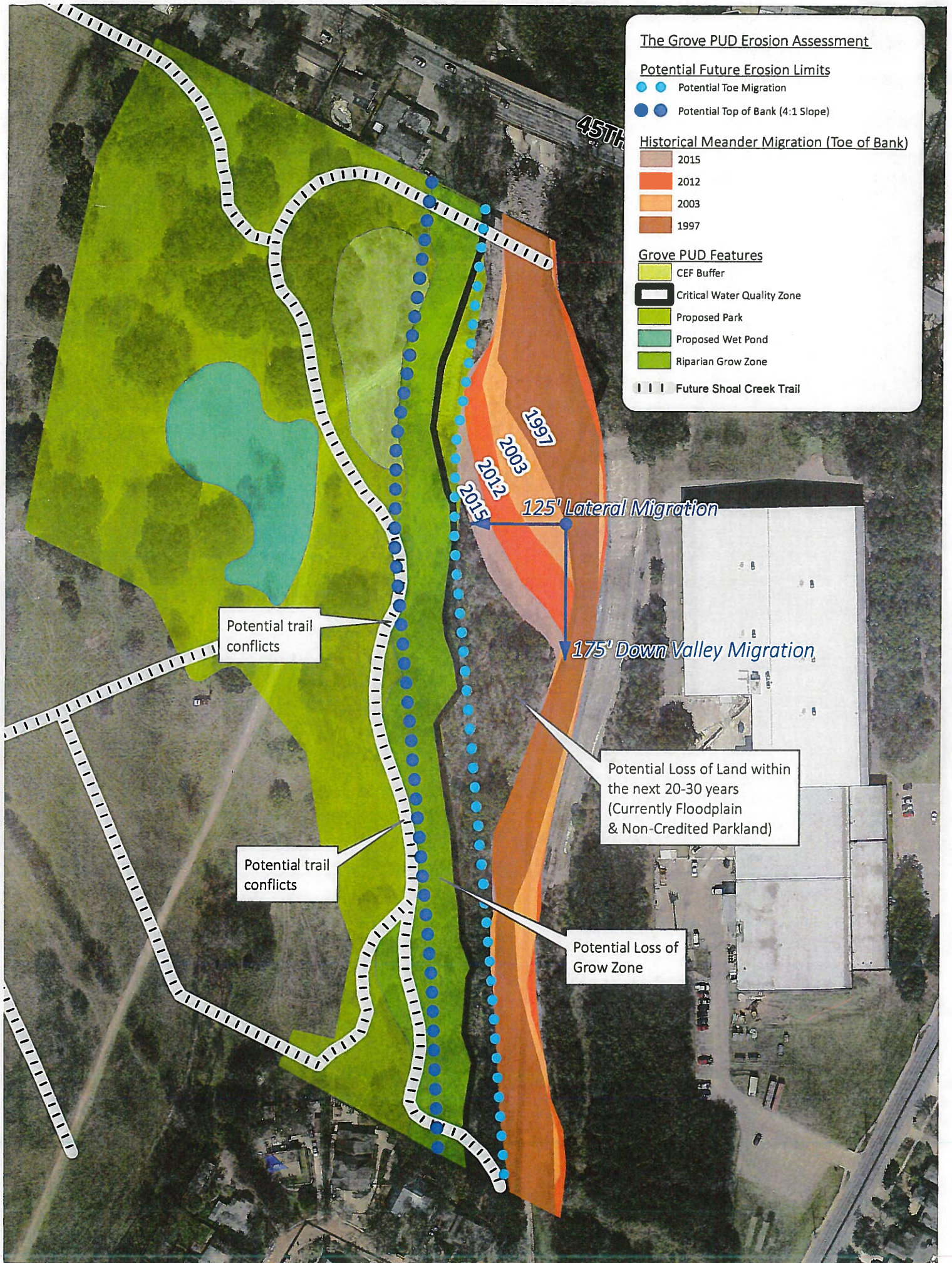
- Potential Toe Migration
- Potential Top of Bank (4:1 Slope)

### Historical Meander Migration (Toe of Bank)

- 2015
- 2012
- 2003
- 1997

### Grove PUD Features

- CEF Buffer
- Critical Water Quality Zone
- Proposed Park
- Proposed Wet Pond
- Riparian Grow Zone
- Future Shoal Creek Trail





## **ASSESSMENT OF GROVE AT SHOAL CREEK PLANNED UNIT DEVELOPMENT CONFORMANCE TO IMAGINE AUSTIN PLAN**

### **Imagine Austin Background**

The Imagine Austin (IA) is a comprehensive plan for Austin's future, describing the community's vision for the City to 2039. IA includes the following: Vision Statement accompanied by a series of principles that address the social and physical evolution of the City. One of the most important outcomes of IA was the Growth Concept Map which was created through an exhaustive public process and analysis by consultants, and Citizen Advisory Task Force. This map illustrates the desired manner to accommodate new residents, jobs, open spaces, and transportation infrastructure over the next 30 years. Activity corridors indicate the preferred areas for additional growth and connect hubs called activity centers of the following densities.

- Regional Center - range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs.
- Town Center - range in size between approximately 10,000-30,000 people and 5,000-20,000 jobs.
- Neighborhood Center –range in size between approximately 5,000-10,000 people and 2,500-7,000 jobs.

In addition to the Growth Map, the plan details a series of 8 building blocks also derived from public input. The building blocks are related back to the principles. Each building block includes a summary of key issues and challenges for the future, policies to address those challenges as well as best practices. There are 231 policy actions related to the building blocks.

The last section, again arrived at through public input, defines the priorities for IA. The priorities are:

1. Invest in compact and connected City.
2. Sustainably manage our water resources.
3. Continue to grow Austin's economy by investing in our workforce, education systems, entrepreneurs, and local businesses.
4. Use Green infrastructure to protect environmentally sensitive areas and integrate nature into the City.
5. Grow and maintain Austin's creative economy.
6. Develop and maintain household affordability throughout Austin.
7. Create a Healthy Austin Program.
8. Revise Austin's development regulations and processes to promote a compact and connected city.

However, Ms. Fox's evaluation did not assess the development in relationship to the surrounding neighborhoods. The importance of context and compatibility with neighborhoods is found throughout IA.

- p. 31. "Infill development and redevelopment in centers and along major roadways will be needed to meet the growing demand for higher-density, closer-in affordable housing. Creating harmonious transitions between adjacent neighborhoods is an important component of the development process."
- p. 118. Land Use Transportation Policy 4 – "Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities."
- p. 138. Housing and Neighborhood Policy 11 – "Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites."
- p. 117. Section 4 also provides best practices for development. The Best Practices for Compatibility and Neighborhood Transitions can be found, which demonstrates how ... "Transitions between commercial areas and adjacent neighborhoods received special consideration through moderate-intensity uses and design standards intended to step down intensity."
- p. 207. "Continued protection and preservation of existing neighborhoods and the natural environment must be considered top priorities of comprehensive revisions to the City Code. The consequences and impact of additional density and infill in existing neighborhoods must be carefully identified and analyzed to avoid endangering the existing character of neighborhoods and exacerbating community health and safety issues, such as flooding."
- p. 207. "Impacts on sustainability and livability by increased infill and density of units, including associated infrastructure costs and impacts on affordability, should be identified prior to adoption of a new city code. Modifications to the City code and building code should be measured with regard to their ability to preserve neighborhood character, consistency with adopted neighborhood and area plans, impact on affordability, and the ability of existing families to continue to reside in their homes."
- p. 228. Land Use and Transportation Priority Action 2 - "Promote diverse infill housing such as small-scale apartments, smaller-lot single-family houses, town and row houses, and garage apartments that complement and enhance the character of existing neighborhoods."

- p. 120. Land Use and Transportation Priority Action 26 – “Reduce noise pollution from transportation, construction, and other sources.”
- p. 138. Housing and Neighborhood Priority Action 8 - “Encourage green practices in housing construction and rehabilitation that support durable, healthy, and energy-efficient homes.”
- P. 139. Best Practice: “THE WORLD’S GREENEST NEIGHBORHOOD”: SUSTAINABLE DESIGN AT DOCKSIDE GREEN, VICTORIA, BRITISH COLUMBIA.” Example demonstrates a 1.3 million square feet mixed use development project that embodies best practices in sustainable design.
- p. 152. Conservation and Environment Priority Action 9 – “Reduce the carbon footprint of the city and its residents by implementing Austin’s Climate Protection Plan and developing strategies to adapt to the projected impacts of climate change.”
- p. 152. Conservation and Environment Priority Action 10- “Improve the air quality and reduce greenhouse gas emissions resulting from motor vehicle use, traffic and congestion, industrial sources, and waste.”
- p. 191. Priority Program – “Sustainably manage our water resources.”
- p. 201. Priority Program - “Develop and maintain household affordability throughout Austin.” “High utility bills can be addressed by how we use water, electricity and natural gas.”
- p. 187. Invest in compact and connected Austin priority specifies that development should occur in activity corridors and centers identified on the Growth Concept Map so that the City can focus on directing its resources.

### Conclusion

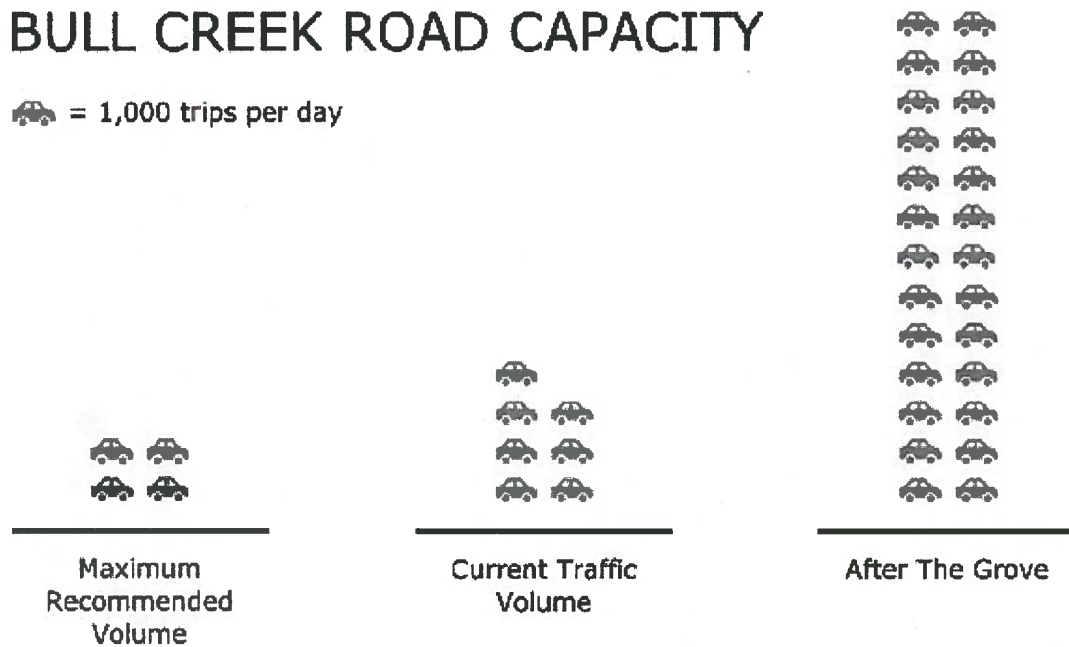
The latest March 2016 plans from ARG for the Grove at Shoal Creek PUD do not conform to the IA Plan. The Grove PUD is not located on an activity corridor or center identified in the Imagine Austin Plan. Imagine Austin does recognize infill of undeveloped properties in the urban core, such as the Grove, as an essential part of meeting the plan’s 20 year vision. However, when City leaders decide on the size and scope of these infill projects, the priority for “compact” development must be balanced with the context of the surrounding uses, especially neighborhoods, as well as ensuring that the development will be sustainable. Furthermore, infill projects like the Grove PUD must be sensitive to the capacity for the surrounding neighborhoods to handle the increased density. Specific to this development, ARG and City staff must demonstrate that the development will not create traffic gridlock or make flood prone areas nearby even worse. Although the Grove at Shoal Creek does include some elements contained within Imagine Austin, ARG’s latest plan is still not compatible with the surrounding neighborhoods and has not adequately addressed greenhouse gases, energy and water conservation, air pollution, and noise.



**ATTACHMENT 2**  
**COMPARISON OF CURRENT TRAFFIC ON BULL CREEK RD.**  
**TO TRAFFIC AFTER THE COMPLETION OF THE GROVE**

## BULL CREEK ROAD CAPACITY

 = 1,000 trips per day



Sources: Milestone TIA, 2/2/2016,  
Austin Land Development Code

3/26/2016