



RESOLUTION OF THE AUSTIN NEIGHBORHOODS COUNCIL EXECUTIVE COMMITTEE CONCERNING THE GROVE PLANNED UNIT DEVELOPMENT

Whereas: The Bull Creek Road Coalition is comprised of more than 7,500 households within six neighborhood associations and Westminster Manor:

ANC Central Sector 5: Allandale NA, Bryker Woods NA, Oakmont Heights NA, Ridgelea NA; ANC West Sector 4: Highland Park West/Balcones Area NA; ANC North Central Sector 2: Rosedale NA;

Whereas: The Bull Creek Road Coalition was formed in 2012 in response to the possibility of the sale of the 75-acre State-owned tract at West 45th Street and Bull Creek Road in central Austin;

Whereas: The Bull Creek Road Coalition was created to work constructively with the State, City, and prospective developers to ensure that the tract is developed in a way that will be compatible with and enhance the existing neighborhoods;

Whereas: The Bull Creek Road Coalition surveyed residents of each neighborhood and performed and continues to perform extensive outreach within each respective neighborhood as well as the greater Austin community;

Whereas: The Bull Creek Road Coalition survey found that over 92% of respondents prefer a development of low to medium density that includes mostly housing, small apartments, and small retail and offices, over 92% of respondents indicated that traffic generated by development of the site would affect them, nearly 85% of respondents preferred small businesses such as bakeries, restaurants, coffee shops, and a small grocery store, and nearly 95% of respondents prefer that 30 or more acres should be included as green space in the development;

Whereas: The Bull Creek Road Coalition unanimously adopted a set of Design Principles that encouraged an appropriately scaled mixed use development; the survey and the Design Principles were included in the bid package provided by the Texas Department of Transportation to prospective buyers;

Whereas: The property in question, now known as the Grove at Shoal Creek a/k/a the "Grove" was purchased at auction by developer ARG/Milestone for \$17,000,000 more than the property was valued and has submitted Planned Unit Development (PUD) application for redevelopment of the site;

Whereas: The PUD application, with requests for 26 variances to the Land Development Code, includes a land use plan with 7 tracts of varying allowable uses and maximum building heights wherein the largest tract, B, calls for building heights up to 65 feet with some allowed up to 75 feet (6 or 7 stories tall), up to 1,515 residential units (including 180 affordable units) and an additional 600 units of retirement or congregate care housing, 225,000 square feet of office space, and 150,000 square feet of retail, no tracts dedicated to parkland but rather an "approximate" location for open space including 17 acres of open space with "open space" broadly defined by the developer to include uses such as private park, drainage, detention, and water quality facilities, and a traffic impact

analysis (TIA) prepared by ARG/Milestone that anticipates traffic generation from the site to be 17,000 to 24,000 trips per day in addition to 7,500 trips per day now on Bull Creek Road;

Whereas: The site is currently served by one two lane road, Bull Creek Road, which will handle the overwhelming majority of trips and one four lane road, West 45th Street, both of which have very limited access to a failing roadway in Loop 1 and have significant choke points along West 35th, West 45th, Hancock Drive and Perry Lane, none of which can or will be improved significantly to mitigate the adverse impact of substantial traffic generated by the Grove;

Whereas: The site currently generates significant runoff even with very limited existing impervious cover that adversely affects neighbors along Idlewild Road and that also flows into Shoal Creek which serves as the site's eastern boundary;

Whereas: The Grove PUD as currently set forth is not in keeping with key tenets of Imagine Austin as the site is not identified as a Regional, Town or Neighborhood Center nor is it identified as being in an Activity Corridor;

Whereas: The Bull Creek Road Coalition refined its future land use map to embrace some of the concepts of ARG/Milestone in what is referred to as its Alternate Vision of the Grove while respecting the input of those stakeholders who would be impacted by the development;

Whereas: The Grove is currently unzoned;

Whereas: The City of Austin, and at the urging of representatives of the Grove, is currently denying its own citizens valid petition rights that would necessitate that the developer bring forth a truly superior PUD application that in turn is embraced by those most affected in order to receive a supermajority vote at Council; and

Whereas: ARG/Milestone has been unwilling to negotiate mass, scale, uses, parkland and other issues that would make the Grove PUD superior in its integration into the middle of stable, established residential neighborhoods with minimal connectivity.

NOW, THEREFORE,

BE IT RESOLVED THAT the Austin Neighborhoods Council and its constituent neighborhood associations:

Urge ARG/Milestone to reduce the mass and scale of Office and Retail square footage by 50% in order to mitigate its impact on surrounding neighborhoods while still providing a compact and connected live/work/play environment that will be an asset to those who live and work in the development as well as those who surround it;

Urge the Austin City Council to immediately require a supermajority at all three readings for any approval for the Grove PUD application in order to encourage ARG/Milestone to enter into earnest negotiations with stakeholders surrounding the development;

Urge the Austin City Council to expect of ARG/Milestone the highest standards of superiority in every aspect of the Grove PUD application, to Build a Better PUD.

Presented to ANC Executive Committee: April 13, 2016

Membership Approved: April 13,

Sponsor Contact: August Harris, 2016 Bryker Woods President, BCRC Board, harris@cfs-texas.com