Enclosed are amended PUD documents for
The Grove at Shoal Creek

Proposed by

The Bull Creek Road Coalition (BCRC) was formed in 2012 and is made up of residents in the six neighborhoods surrounding the 75 acre site now known as The Grove at Shoal Creek.

The BCRC proposes these amendments to the PUD application to accomplish the following:

☑ Ensure the PUD is compliant with Imagine Austin and the adopted Growth Concept Map
☑ Retain residential units in the PUD and encourage missing middle housing types
☑ Increase the on-site affordable housing
☑ Achieve reduced traffic with less entitlements for most intensive uses
☑ Convert regionally-scaled commercial to neighborhood-serving retail and office
☑ Remove unsafe, unstudied, and illegal road connection through existing home
☑ Increase community benefits with traffic and flood mitigation and greater public parkland
☑ Encourage multi-modal transportation with TDM and increased park connectivity

We believe these amendments, if incorporated into the PUD, will meet the staff recommendation’s intent, provide greater compliance with Imagine Austin, achieve the City’s policy priorities, allow for a successful and profitable project, and impart a development that will benefit the community and secure its support.

The BCRC respectfully requests that the Zoning and Platting Commission incorporate these proposed amendments in their recommendation to Council on The Grove at Shoal Creek PUD.

Thank you!

/s/Sara Speights, President
/s/Grayson Cox, Vice President
Intersection of Jackson Avenue extension and W. 45th Street shall be right-in-right-out only. No vehicle access shall be allowed through 2627 W 45th.

Proposed pedestrian Hybrid Beacon, location subject to change

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Bus stops should be approximately 25 feet in length by 10 feet in width and incorporated into the sidewalk. The non-requested stops should maintain a level slope to ensure easy access.

17. The project shall provide the following:

a. A minimum of one location shall be set aside as a bicycle circuit, as coordinated with the Austin Transportation Department. If the TDM program is found to be 20% below the approved Traffic Phasing Agreement, TDM program shall be implemented within 6 months of the completion of the final phase in the approved Traffic Phasing Agreement. TDM program effectiveness shall be measured a year after implementation in coordination with the Austin Transportation Department. If the TDM program is found to be 20% below the approved Traffic Phasing Agreement, the TDM improvement shall be considered to meet this requirement.

b. The applicant shall provide and maintain an effective berm/swale system within the 20' wide drainage easement the full length of Tract E.

c. Road in Tract D shall be restricted to residential meeting SF-3 development standards.

d. The project shall be designed to meet the requirements of Austin Energy Green Buildings Certification Program (2013). This will include, but not be limited to a maximum size of 7500 SF for any one tenant space. Additionally, cocktail lounge uses are not permitted within 300' of the site plan and subdivisions application.

Traffic mitigation and multi-modal improvements within 0.5 mile of the site shall be implemented to reduce traffic impacts. The applicant shall fund and implement a comprehensive and permanent Transportation Demand Management (TDM) program for all on- and off-site transportation improvements. TDM improvements within 0.5 mile of the site shall be implemented to meet the requirements of the approved Traffic Phasing Agreement. TDM program shall be implemented within 6 months of the completion of the final phase in the approved Traffic Phasing Agreement. TDM program effectiveness shall be measured a year after implementation in coordination with the Austin Transportation Department. If the TDM program is found to be 20% below the approved Traffic Phasing Agreement, the TDM improvement shall be considered to meet this requirement.

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The Grove at Shoal Creek Planned Unit Development
Parks Plan Exhibit
April 11, 2016

Exhibit G

Notes:
1. The final Park Design may be provided anytime on site with
   the following conditions:
   a) A Request may be made to the Signage Park
   Neighborhood Park or Neighborhood Park located
   on Plan Rear Plan.
   b) The county Park, as an additional benefit of this
   plan, and in accordance with the Plan Agreements,
   the Parks Department will determine the
   design and placement of the signage.
   c) The final plan shall be approved by the Parks
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Developer’s Parks Plan
Amended & Annotated

Approximate expected erosion boundary, floodplain, or creek bank

0.5 acre added to north greenbelt, allow alleyway use within greenbelt

1 acre parkland added to “Signature Park” for protected tree preservation, more street frontage, more active recreation area

More accurate location of internal greenbelt

2.5 acres parkland added to “Neighborhood Park” for active recreation, potential off-leash area away from Shoal Creek, potential community pool, and more street frontage

2 acres parkland added for south greenway for increased trail connectivity to “Signature Park” and space along downstream property line for flood mitigation improvements

Notes:
1. The Park Spaces may be provided anywhere on the site with reasonable conditions.
2. A Paddock may be added to the Signature Park, Neighborhood Park, or Greenbelt area as allowed in Plan Plan 2016.
3. All developed space on the site will be determined through more detailed planning standards and guidelines. All of the above guidelines may be modified or changed in the future.
4. The plan is a guide for the future, and it is subject to change as conditions dictate.
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6. The plan is subject to change as conditions dictate.
7. Public parking shall be provided to serve the signature areas.

The Grove at Shoal Creek Planned Unit Development
Parks Plan Exhibit
April 11, 2016

Exhibit G
Sheet 1 of 1

Norris Design
www.norrisdesign.com
The Grove at Shoal Creek
Austin, Texas

Developer's Conceptual Master Plan
Original PUD Proposal

Version
16 June 2016
The Grove at Shoal Creek
Austin, Texas
1 acre parkland added to “Signature Park” for protected tree preservation, more street frontage, more active recreation area

Replaced partial office with residential units (condos) – best views on the property!

2.5 acres parkland added to “Neighborhood Park” for active recreation, off-leash area away from Shoal Creek, and more street frontage

2 acres parkland added for south greenway for increased trail connectivity to “Signature Park” and space along downstream property line for flood mitigation improvements

Win - Win - Win

More parkland
More active recreation
More connectivity & park street frontage
Better environmental protection
Space for flood mitigation
Residential units retained
More missing middle housing
More affordable housing
Neighborhood-scale office/retail
Less traffic from regional commercial
More multi-modal improvements
Greater compatibility
Context appropriate mixed-use
Major entitlements for profitable project