

Summary of Bull Creek Road Coalition (BCRC) proposed amendments to The Grove at Shoal Creek PUD:

Land Use Amendments

1. Retain original residential entitlements of 1,515 units and 600 congregate care beds
2. Modify maximum office entitlements to 115,000 square feet
3. Modify maximum retail entitlements to 100,000 square feet and maximum size of 30,000 square feet for any single tenant
4. Modify minimum setback to Bull Creek Road to 25 feet in Tract D and uses adjacent to Bull Creek Road in Tract D shall meet SF-3 development standards (these provisions were promised by the applicant to Oakmont Heights residents but not incorporated into the PUD docs)
5. Increase number of on-site affordable housing units required to get SMART Housing fee waivers to 50% above minimum and establish mechanism to ensure permanent affordability
6. Require City-approved noise mitigation plan for temporary (construction) and permanent activities on-site; see Note 24 in amended Land Use Plan

Transportation Amendments

7. Modify total allowed 24-hour unadjusted trips to 18,000 (and estimated 24-hour adjusted trips to 14,800)
8. Dedicate \$3 million to off-site traffic mitigation and multi-modal improvements, funded by mix of applicant contribution and tax increment financing; see Note 18 in amended Land Use Plan
9. Fund and implement Transportation Demand Management program requirement to target 15% reduction in vehicle trips and encourage transit/multi-modal trips; see Note 19 in amended Land Use Plan
10. Prohibit vehicle access through 2627 W 45th property and enable alley access to adjacent 45th homes

Parkland and Drainage

11. Require 20 feet wide drainage easement full length of Tract E adjacent to Idlewild properties and maintenance of effective berm/swale within drainage easement
12. Increase required credited parkland acres to 16.88 which includes locating 2 acre flex space and 4 additional acres; see amended Parks Plan for suggested locations and uses

Note: The BCRC is not requesting an overall cap on building square footage. We believe that lifting the overall cap and amending the PUD as above will retain and encourage more housing and, specifically, more missing middle and on-site affordable housing. Reducing the entitlements and trip counts on the most intensive uses and providing greater community benefits as described above will meet the original intent of the staff-recommended overall building square footage cap. These amendments will also increase compatibility with the surrounding neighborhoods, respect the infrastructure limitations of the site, and provide greater compliance with *Imagine Austin*.