

26 May 2015

ATTN: Sherri Sirwaitis, Case Manager  
City of Austin Department of Planning and Zoning  
505 Barton Springs Road  
Austin, Texas 78704

via USPS Certified Mail

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"  
COA Case Number CD-2015-0009

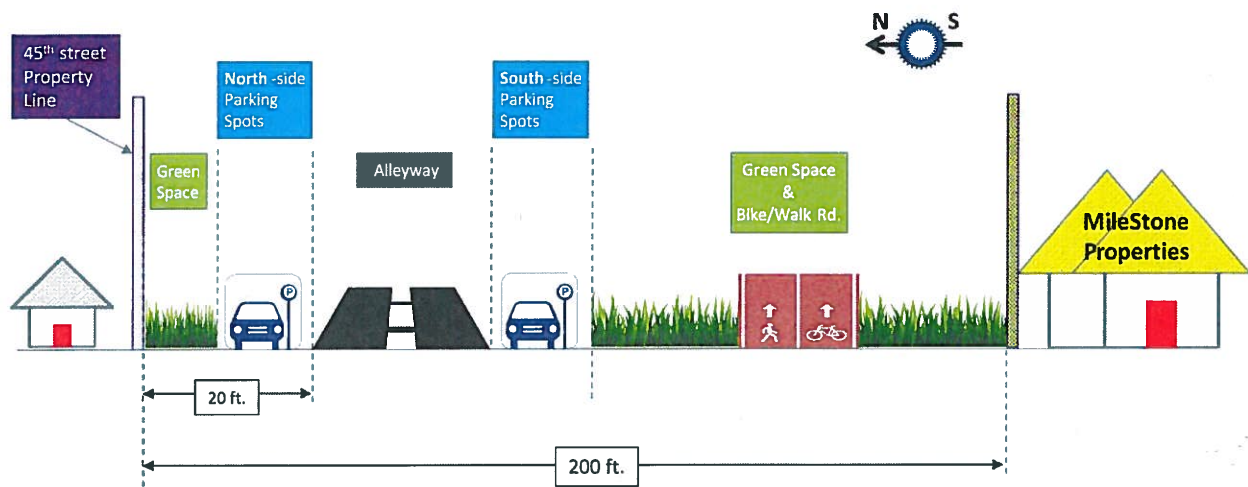
We, the undersigned, are property owners of single family homes on 45<sup>th</sup> Street that are directly adjacent to the proposed development "The Grove at Shoal Creek". As residents and owners of property adjoining this 75 acre tract along Bull Creek Road, we will be directly and significantly impacted by the proposed mixed-use development. We understand that Milestone Community Builders is in the process of creating a master plan and submitting a formal Planned Use Development (PUD) plan to the City of Austin Department of Planning and Zoning. Therefore, we find this time to be most appropriate to express our concerns and priorities for this development as it relates to its impact on our properties.

Our goal is to maintain open, frequent, and constructive communication with the owner and developer of this property, Milestone Community Builders, and we would be more than happy to meet with Milestone, City of Austin Planning and Zoning Staff, and our local elected officials to discuss these topics further and in more detail.

45<sup>th</sup> Street Resident's Design Priorities for "The Grove at Shoal Creek" (*The Grove*)

1. Buffer Zone

- a. *The Grove* will maintain a 200 foot building setback from 45<sup>th</sup> Street property lines.
- b. An alleyway will be constructed within *The Grove* between 20 and 50 feet of the 45<sup>th</sup> Street property lines.
- c. *The Grove* will provide dedicated parking spaces for 45<sup>th</sup> Street residents along the north side of the alleyway. These parking spots would be reserved for 45<sup>th</sup> Street residents to provide alternative access for these homes rather than the busy and increasingly congested 45<sup>th</sup> Street.
- d. *The Grove* will include access easements from the alleyway to the 45<sup>th</sup> Street properties should any property owner desire to install a driveway to access their property from the rear.
- e. For each property not abutting the alleyway due to parkland or heritage trees, *The Grove* will provide dedicated parking spaces on the south side of the alleyway as close to these properties as possible. These parking spaces would be dedicated to the residents on 45<sup>th</sup> Street that are unable to access the alleyway directly from their properties.
- f. *The Grove* will install and maintain a bike and walk path in the open space within the building setback.
- g. The area within this 200 foot setback will include "green-belt" type landscaping and other design elements to provide separation from the single family homes on 45<sup>th</sup> Street from the traffic, noise, light, and other nuisances inherent in the use of the proposed multi-use development. This setback will also include a hike and bike trail built to City standards and may help remove bike traffic from other roads internal to *The Grove*. Environmentally sensitive drainage control should also be included within the setback such as bioswales and filtration ponds that can help avoid direct discharge from paved areas and building systems into the City's storm drains and ultimately Shoal Creek.



2. Overhead Power Lines – *The Grove* will include the removal of the overhead power and communication lines along the rear of the 45<sup>th</sup> Street properties and provide these utilities via underground facilities.
3. Commercial Site Setback – *The Grove* will not include any commercial properties such as restaurants, grocery stores, bars, or offices within 300 feet of the 45<sup>th</sup> Street property lines.
4. Bike and Pedestrian Access - *The Grove* should utilize the property at 2627 West 45<sup>th</sup> Street, recently purchased by Milestone, for potential pedestrian and bicycle access to the setback “green-belt”, the “signature park”, and the rest of the development. This property will not provide vehicular access to any part of *The Grove*.
5. Height Restrictions – *The Grove* will adhere to the City of Austin Land Development Code which limits building heights within certain distances to adjoining properties. For example, a 75 feet tall building is required to be at least 360 feet from an existing adjacent property.
6. Other Considerations
  - a. Milestone should make every effort to minimize noise and nuisance during construction near 45<sup>th</sup> Street property lines.
  - b. Milestone should commit to paying for any damages done to 45<sup>th</sup> Street properties during construction.
  - c. Milestone and its design consultants should pay particular attention to ensuring the storm water flows from *The Grove* do not impact 45<sup>th</sup> Street properties.

We, the undersigned, appreciate your attention and consideration on these matters, and we look forward to continuing this conversation to achieve the best and highest use of this valuable property for 45<sup>th</sup> Street residents and property owners and the community at-large.

Thank you,

*The Undersigned 45<sup>th</sup> Street Property Owners (5 Signature Pages)*

cc: Garrett Martin, President and CEO, Milestone Community Builders, LLC, *via USPS Certified Mail*  
 Sheri Gallo, Council Member, City of Austin District 10, *via USPS Certified Mail*

## 45<sup>th</sup> Street Residents

**Name:** **Ferinaz & Anoushtakin Arman**  
2645 West 45th St.

**Signature:**

**Name:** **Lacy Moore**  
2625 West 45th St.

**Signature:**

**Name:** **Amity & Philip Courtois**  
2643 West 45th St.

**Signature:**

**Name:** **Grayson Cox & Daniel de la Garza**  
2621 West 45th St.

**Signature:**

**Name:** **Josephine Macaluso**  
2641 West 45th St.

**Signature:**

**Name:** **Andrea & Andrew Bradford**  
2619 West 45th St.

**Signature:**

**Name:** **Reza Koohrangpour**  
2639 West 45th St.

**Signature:**

**Name:** **Debi Martin**  
2617 West 45th St.

**Signature:**

**Name:** **John Moore & Suzanne Bradford**  
2637 West 45th St.

**Signature:**

**Name:** **Maya & Joseph Cajas**  
2615 West 45th St.

**Signature:**

**Name:** **Daniel Hernandez**  
2635 West 45th St.

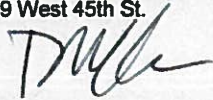
**Signature:**

**Name:** **Margaret & Lothar Frommhold**  
2633 West 45th St.

**Signature:**

**Name:** **Cat & Ryder Jeanes**  
2629 West 45th St.

**Signature:**

<b>Name:</b> <b>Ferinaz &amp; Anoushtakin Arman</b> 2645 West 45th St.  <b>Signature:</b>	<b>Name:</b> <b>Lacy Moore</b> 2625 West 45th St.  <b>Signature:</b>
<b>Name:</b> <b>Amity &amp; Philip Courtois</b> 2643 West 45th St.  <b>Signature:</b>	<b>Name:</b> <b>Grayson Cox &amp; Daniel de la Garza</b> 2621 West 45th St.  <b>Signature:</b>
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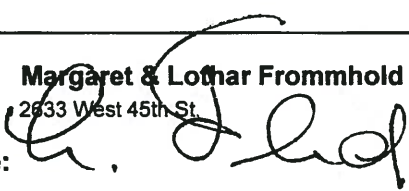
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