

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
June 16, 2016, City Council

Barbara Nichols

Your Name (please print)

4500 Eren Lane 78756

Your address(es) affected by this application

Barbara Nichols

Signature

6/2/16

Date

Daytime Telephone: (512) 657 7428

Comments:

There are many issues I have concern w/ the said development, namely increased & unmanaged traffic congestion that will be created. ② Too little open parkspace & the preservation of the heritage oaks on said site. ③ Flooding & run-off issues likely to be created/ caused by development, and overall negative impact to adjoining neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
 June 16, 2016, City Council

Elizabeth Santos

Your Name (please print)

3901 Ridgelea Dr.

Your address(es) affected by this application

E. Santos

Signature

Date

Daytime Telephone: **(512) 470 0483**

Comments:

☐ I am in favor
☒ I object

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City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767 0010

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
June 16, 2016, City Council

Michelle Byrom

Your Name (please print)

4509 Finley Dr 78731

Your address(es) affected by this application

Michelle Byrom

Signature

6/5/2016

Date

Daytime Telephone: 512 581 2142

Comments: My major concern is traffic

density which affects the residents on

Finley Dr in both main ways. 1) access

to old homes is more difficult because

cars block the street entry on 4509 St.

(especially left turns) 2) Most importantly

we have no sidewalks and speeding traffic

that is part of the overflow from 4509 St. short-

cutting Finley Dr. If we are walking or

walking the dog, we are constantly threatened

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City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin TX 78767-8810

Peter T. Flawn
4100 Jackson Avenue #463
Austin, Texas 78731

June 7, 2016

The Honorable Steve Adler
Mayor
City of Austin
P. O. Box 1088
Austin, TX 78767-8810

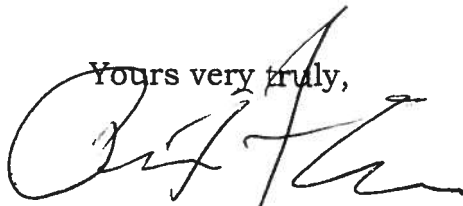
Dear Mayor Adler and Members of the City Council:

I have been a resident of the City of Austin since 1949 and rarely have been moved to write in support of an issue before the Council. However, I believe it is in the best interest of the City and its residents to approve The Grove at Shoal Creek Planned Unit Development, Case Number C814-2015-0074 and I ask that you include this letter as part of the official back-up file for this zoning case.

As a resident of Westminster Retirement Community it is very much in the interest of resident that The Grove at Shoal Creek be developed to provide access to amenities not now available to residents of Westminster who have restricted mobility and do not drive. I have followed the planning process closely and I believe that the plan that will come to the Council is fair and balanced.

Thanking you for your consideration, I am

Yours very truly,

A handwritten signature in black ink, appearing to read 'P. Flawn', written over the typed name.

Peter T. Flawn

PTF/hho

cc: Members of the Austin City Council
Ms. Sherri Sirwaitis, Planning & Zoning Department ✓

**CYNTHIA ANN LEACH
4200 JACKSON AVE., #4009
AUSTIN, TX 78731**

June, 7, 2016

City of Austin
Planning & Zoning Department
% Sherri Sirwaitis
P.O. Box 1088
Austin, TX 78767-8810

Subject: The Grove at Shoal Creek PUD, Case C814-2015-0074

Dear Sir,

I was born in Austin, Texas on October 13, 1948 at the original Brackenridge Hospital and delivered by Dr. Bud Dryden, a well-known physician and former city council member. I have lived in Austin all of my life and last September moved into Westminster Retirement Community at 4200 Jackson Ave.

My husband and I FULLY SUPPORT the planned Grove at Shoal Creek, and hope you will do the same. My husband is an architect and has studied the plans for this new development and we believe it will be a tremendous asset for the city and that the developer has gone above and beyond to make it a success for everyone.

We and about 25 other Westminster residents attended the Environmental Commission meeting last week and were extremely disappointed in that hearing. We were shocked at how the meeting was run and that the Chair would arbitrarily decide the opposition would speak first at the public hearing. The supporters of the Grove were finally allowed to speak after 11:30 p.m. that evening and as you can imagine, many of us had given up and gone home by then. It was evident to us that this was done intentionally to us, to drive us away, and it worked that night. Our hopes for future City of Austin commission hearings is that there will be a semblance of fairness in the process. That was my very first such attendance at a City of Austin hearing in my 67 years on earth and believe me, it was a real turn-off!

We at Westminster are excited about the restaurants, shops and possible doctors' office space planned for the Grove and look forward to being able to walk across the street to enjoy such amenities. We are also looking forward to the great trails, walking paths and benches, accessible to all and to be used by many.

Again, we urge you to support The Grove at Shoal Creek so that construction may begin on this wonderful development and hopefully it will be completed for everyone to enjoy while I am still on earth!

Please include this letter as part of the official backup for this zoning case.

Thank you.

Cynthia Ann Leach

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 3, 2016, Zoning and Platting Commission
 > June 16, 2016, City Council

Tam Whalley
 Your Name (please print)

☐ I am in favor
☒ I object

1916 W. 40th St., Austin, TX 78731
 Your address(es) affected by this application

[Signature] 6-8-16
 Signature Date

Daytime Telephone: 512-323-5051

Comments: A PUD is a special land-use privilege that the city should grant only if the applicant proves that it would result in a superior development. This applicant thus far has refused to meet that standard. But ZAP and Council could get there by requiring certain changes: reduce the commercial density (especially office) substantially to lessen the massive traffic increase; add more effective measures to mitigate the traffic impact on nearby neighborhood streets; increase the usable recreational open space in the "Signature Park" without threatening environmentally sensitive areas and heritage trees; increase affordable and "missing middle" housing beyond the bare minimum; improve overall compatibility with nearby existing residences.

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City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
 June 16, 2016, City Council

PATN L. CAFFMAN

Your Name (please print)

4209 SHOAL CREEK BLVD. AUSTIN, TX

Your address(es) affected by this application

PATN L. CAFFMAN

Signature

Date

Daytime Telephone: 512-471-8610

Comments: THE CITY STREETS - 45th ST, SHOAL CREEK BLVD, BULL CREEK & 38th ST. IN THE SURROUNDING ARE ALREADY BACKED UP WITH TRAFFIC. THE ADDITIONAL 19K CARS A DAY WILL GRIDLOCK THE STREETS. AS IT IS NOW, I HAVE TROUBLE GETTING IN AND OUT OF MY DRIVEWAY.

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Sherri Sirwaitis

P. O. Box 1088

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Patty Collman
 Your Name (please print)

☐ I am in favor
☒ I object

4209 Shoal Creek
 Your address(es) affected by this application

Patty Collman 6-9-16
 Signature Date

Daytime Telephone: (512) 371-9632

Comments:

If you use this form to comment, it may be returned to:

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 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

David A. Coffman

Your Name (please print)

4209 Shoal Creek Blvd

Your address(es) affected by this application

David A. Coffman

Signature

6-9-16

Date

Daytime Telephone: 512-371-9632

Comments: This development will

generate too much traffic.
I cannot exit my driveway
now with spillover from
Metz between 5 & 6 PM. The
"Groce" is a bad idea from
the start. You can bet that
the developer will not be
living there.

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Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
 June 16, 2016, City Council

Bonnie Rudel
 Your Name (please print)
 4601 Finley Dr.

☐ I am in favor
☐ I object

Your address(es) affected by this application

Bonnie A. Rudel
 Signature

June 13, 2016
 Date

Daytime Telephone: 512-921-7740

Comments:

See reverse back
 side →

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-0888

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C814-2015-0074

Persona designada: Sherri Sirwaitis, 512-974-3057

Audiencia Publica: June 7, 2016, Zoning and Platting Commission
June 16, 2016, City Council

Su nombre (en letra de molde)

☐ I am in favor
☒ I object

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Daytime Telephone: (512) 921-7740

Comments: We do not need a grocery store in that location - there are 2 Randallos & an HEB w/in a mile and 1/2. Put in houses, not office park. Make this more like the DR Horton Crestview City area off N. Lamar. ^{staying} Already you cannot make a left turn except w/ green arrow. You cannot see traffic coming north. Si usted usa esta forma para proveer comentarios, puede retornarlas a: City of Austin on Bull Creek at 45th Planning & Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810 views block 111-45-12ac

Sirwaitis, Sherri

From: Martha Frede <marthafrede@sbcglobal.net>
Sent: Monday, June 13, 2016 11:34 AM
To: Martha Frede
Cc: Martha Frede
Subject: The Grove at Shoal Creek Planned Unit Development, Case Number C814-2015-0074

Dear Mayor and Council and Planning and Zoning Department,

I first moved to Austin in 1938 and have seen it grow and change over the years. I graduated from Austin High School and the University of Texas and met and married my husband here. The first three of our 5 daughters were born here. We had to go and wander in the wilderness (mostly Houston) for 40 years before we got to come back to the "promised land". Both of us were of retirement age by that time, but I continued my practice of Clinical Psychology on a part time basis, and my husband worked as a fund raising consultant for the Blood and Tissue Center, the Children's Museum, Planned Parenthood and other worthy organizations. We were active members of St. David's Episcopal Church where he again helped with fund raising and I served on the Vestry. (Now I am a member of St. James' Episcopal Church, where Ora Houston is a mover and shaker!)

Now my husband is no longer with us but three of my daughters and sons-in-law and three grandchildren and their families live here. We all love Austin and appreciate its natural beauty, great food, cultural opportunities and its enlightened government.

I moved to the Westminster Retirement Community four and one-half years ago. I serve on the resident Board of Directors. I have followed the plans for developing the TxDOT land across the street with great interest. It would have been great if the city had purchased the Bull Creek property. That did not happen, and we are all fortunate that a company as responsible as Milestone did buy it.

They have had innumerable meetings with neighbors and have sought our input on all phases of the project. They have made changes based on our suggestions. As they have made revisions, they have kept us informed about their new plans.

It will be a great addition to the neighborhood to have a small grocery store and several restaurants nearby. I hope they will be able to get started soon, so that these enhancements will happen in my lifetime! (I will turn 90 in a few days.)

Thank you for your service to our community!

Martha Frede

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
 June 16, 2016, City Council

Melissa A. Potts
 Your Name (please print)

☐ I am in favor
☒ I object

4601 Finley Dr.
 Your address(es) affected by this application

Melissa A. Potts
 Signature

June 14, 2016
 Date

Daytime Telephone: (512) 300-4801

Comments: There is no need for this area to be commercial - that will only increase traffic and density. I believe to maintain the value of this neighborhood (Hlandale) the land in question should only be zoned for residential uses. I have lived in this area all my life and do not want to see it degrade. Please seriously consider this request.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810



Pim Mayo [REDACTED]

The Grove - Flipping Driveways

Pim Mayo <pim.mayo@gmail.com>

Tue, Jun 14, 2016 at 10:43 AM

To: "Grayum, Richard - BC" <bc-Richard.Grayum@austintexas.gov>

Cc: jeff.r.mayo@gmail.com

Hi, Mr. Grayum,

My name is Pim Mayo. My husband, Jeff (who is CC'd on this email), and I own and reside at 2623 W. 45th St., adjacent to the proposed The Grove at Shoal Creek. You and I shared a brief exchange in the #atxurbanists Facebook forum recently, which led to my neighbor sending you the email below on June 4.

Thank you for your willingness to hear the concerns of D10 residents. My primary concern right now is the Jackson Avenue extension that is proposed to run through the SF2 lot currently known as 2627 W. 45th St. Despite my attempts, we have not been able to meet with ARG to discuss this change and others that directly affect the residents of 45th St., such as the removal of the alley behind 45th St. homes, which was part of the early plan and removed in December 2015, and the sidewalk on the south side of 45th St., which was in the original Multi-Modal plan and removed at some unknown date.

The road through 2627 W. 45th St. was proposed by ARG at their March 30 plan presentation. Since then, we have not received any detailed maps or plans showing the geometry of the road from ARG or looking through official City backup material. The right-in, right-out road design is not included in the Design Guidelines. It's my understanding the feasibility of the road has not been studied in any official way, such as a TIA.

We firmly believe that a road that ARG describes as a "primary collector road" in their design guidelines (Meeting backup 4 of 5, page 31) is completely inappropriate for a lot that is currently zoned SF2 and between two lots zoned SF2. ARG stated on March 30 that 3,000 cars will travel on the Jackson Avenue extension daily.

Many criticize neighbors concerned with noise stating that we should be accustomed to it considering we live on 45th St. However, moving traffic creates much less noise than traffic that is stopping and starting. I cannot imagine what our lives will be like having to hear 3,000 cars start and stop 60' feet away, 24 hours a day, 7 days a week. This will severely impair our ability to enjoy our home. Not to mention that the road being so close to our house will effectively end our ability access to travel west of our home, including our access to Mopac, which is how we get to work everyday.

Finally, what I find quite disturbing is that the City is allowing ARG to dedicate 2627 W. 45th to the City, so the City can turn the lot into a ROW. To me, this looks like collusion against the neighbors. The road is clearly part of the PUD. The road will be constructed solely for ingress and egress to the PUD, and yet, the City wants to say to us that this isn't part of the PUD so they can argue this isn't a rezoning—it's a dedication. Is this the precedent that Austin wants to set for development? "The scale of your development doesn't matter. The City will help you demolish homes to create road access to your development while depriving stakeholders of their petition rights."

Other concerns regarding this road are detailed by our neighbor, Ryder Jeanes, as seen in your Meeting backup 5 of 5, pages 1-5. I'm also attaching a map that Mr. Jeanes created. We live on the other side of the "Moore Home" seen on the map. I believe he obtained the text from the City, which he overlaid onto Google Maps.

Thank you very much for your time and your service. Please help us bring the important issues surrounding 2627 W. 45th St. to light.

Very truly,
Pim Mayo

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forward its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
 June 16, 2016, City Council

JEFF & PIM MAYO

Your Name (please print)

2623 W 45TH ST. ATX 78731

Your address(es) affected by this application

[Signature]

Signature

10 JUNE 2016

Date

Daytime Telephone:

Comments: SEE ATTACHED.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088



Pim Mayo <pim.mayo@gmail.com>

Item C01 - The Grove at Shoal Creek PUD

1 message

Pim Mayo

Sun, Jun 19, 2016 at 11:26 PM

To: bc-Thomas.Weber@austintexas.gov, bc-ann.denkler@austintexas.gov, bc-jolene.kiolbassa@austintexas.gov, bc-gabriel.rojas@austintexas.gov, bc-ana.aguirre@austintexas.gov, bc-dustin.breithaupt@austintexas.gov, bc-bruce.evans@austintexas.gov, bc-yvette.flores@austintexas.gov, bc-betsy.greenberg@austintexas.gov, bc-susan.harris@austintexas.gov, bc-Sunil.Lavani@austintexas.gov, Andrew.Rivera@austintexas.gov
Cc: Jeff Mayo <jeffmayo@gmail.com>

Hello, Commissioners,

Thank you for taking the time to read this email. First, I would hope that you support Staff's request to postpone your review of the PUD so that when you review the PUD you have as much information as possible. The last time this agenda item came before you, Mr. Rustoven stated that part of Staff's traffic analysis is relative to the Jackson Avenue extension through what is currently a single family home at 2627 W. 45th Street. This issue is too important for you to consider without Staff's full assessment.

I echo the concerns of my neighbor, Ryder Jeanes. Is the soon-to-be "roadhouse" part of the PUD or is it not? If it isn't part of the PUD, why is on the Land Use Plan and why are variance requests related to the "roadhouse" part of ARG's PUD application? Is the "roadhouse" necessary for the development, or is it not? Garrett Martin stated in a Q&A that it isn't necessary, so why hasn't it been removed from the plans? No one has been able to give us clear answers to many of the questions surrounding the "roadhouse."

I am attaching two emails I recently wrote regarding The Grove that I hope you will read: (1) To the Parks Board, and (2) To D10 Environmental Commissioner Grayum. Finally, please see the petition regarding the Jackson Avenue extension through 2627 W. 45th St. It has been signed by over 1,000 people who are against the proposed road, with 90% of the signatures from Austin residents.

Please hear us out and do not approve this PUD with a road that will be built 60' from my home and carry 3,000 cars a day. We don't deserve that--no one who buys a home next to other homes deserves that.

Sincerely,

Pim S. Mayo

2 attachments**Email to Parks Board.pdf**

130K

**Email to Environmental Commissioner Grayum.pdf**

156K

Sirwaitis, Sherri

From: August Harris [REDACTED]
Sent: Monday, June 20, 2016 4:01 PM
To: Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew
Cc: Sirwaitis, Sherri; 'Sara Speights'; 'Michael Curry'; [REDACTED] Guernsey, Greg; 'Joyce Basciano'
Subject: C814-2015-0074 - The Grove at Shoal Creek PUD
Attachments: BWNA BCRC - ZAP letter.pdf
Importance: High

Chairman Weber and Commissioners:

Given a new TIA and a litany of unanswered or insufficiently answered questions of ARG/Milestone, a postponement as requested by staff from the Austin Transportation Department and Development Services Department to July 5th is reasonable. However, should you elect to proceed with a hearing on this case on June 21, which we believe to be imprudent, we strongly encourage you to oppose the project as submitted. It fails to meet the requirement for superiority for traffic relative to the new, or frankly previous, TIA and meets neither superiority for environmental or parkland requirements.

- In regard to planned unit development (PUD) district designation, § 25-2-144 (B) states that the purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. As proposed by ARG/Milestone, it does NOT.
- Subsection (C) further requires that a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations. As proposed by ARG/Milestone, it is NOT.
- Part of your charge is to facilitate the implementation of the Imagine Austin Plan. Imagine Austin establish three types of preferred nodes. Imagine Austin does NOT identify any of these nodes on or near the land now known as The Grove. It is NOT part of a Regional Center, Town Center, Neighborhood Center, Activity Center or Job Center within Imagine Austin.
- Within the framework of Imagine Austin, the site, at most, would be appropriate for a Neighborhood Center, given its location and the environmental sensitivity of the tract. ARG/Milestone is proposing what is tantamount to a Town Center which is NOT appropriate for this site.
- As proposed by ARG/Milestone, the scale of the project is incompatible with the surrounding neighborhoods and available infrastructure.
- Because of its location within the heart of several residential neighborhoods, The Grove has very limited access and is NOT proximate to any core transit corridors that would facilitate the movement of traffic.

This is a unique parcel of land that warrants great care. This is precisely why:

- The adjacent neighborhoods came together to form the inclusive Bull Creek Road Coalition;
- The Bull Creek Road Coalition engaged all residents in the surrounding neighborhoods and assembled thoughtful design principles that would give guidance to prospective developers to bring forward a truly superior project that would meet the needs of the immediate neighborhoods as well as the broader community while still enabling the developer to make a reasonable profit; and
- The Bull Creek Road Coalition has brought forward a number of amendments for your consideration that would move The Grove PUD from inferiority towards superiority that we ask that you consider favorably.

This is not a situation where neighborhoods have opposed development. In fact, our neighborhoods have joined to encourage the best possible development of a very unique tract of land in Central Austin. We view this as a once in a lifetime opportunity to create a development that is truly superior, that meets the tenets of Imagine Austin and that meets the needs of the surrounding neighborhoods as well as those who will live and work in The Grove in the years to

come. With your rejection of ARG/Milestone's PUD application before you and the support of the Bull Creek Road Coalition's amendments coupled with the expectation of the developer to set forth a truly superior PUD in all aspects, together we can Build a Better PUD.

We thank you on behalf of the community for your service and for your support of the Bull Creek Road Coalition and all of its constituents in this matter.

Sincerely,

August W. Harris III
President
Bryker Woods Neighborhood Association



THE BRYKERWOODS NEIGHBORHOOD ASSOCIATION

Board of Directors June 20, 2016

August W. Harris III
President

Chairman Thomas Weber
Zoning and Platting Commission
City of Austin
P.O Box 1088 3300 N IH-35, Suite 300
Austin, TX 78767-1088

Annette Graves
Secretary

Bill Woods
Treasurer

Re: C814-2015-0074 - The Grove at Shoal Creek PUD

Celeste Hubert
Newsletter Editor

Chairman Weber and Commissioners:

Joyce Basciano
BoA, RDCC

Given a new TIA and a litany of unanswered or insufficiently answered questions of ARG/Milestone, a postponement as requested by staff from the Austin Transportation Department and Development Services Department to July 5th is reasonable. However, should you elect to proceed with a hearing on this case on June 21, which we believe to be imprudent, we strongly encourage you to oppose the project as submitted. It fails to meet the requirement for superiority for traffic relative to the new, or frankly previous, TIA and meets neither superiority for environmental or parkland requirements.

At Large
Sean Carnegie
Wendy Carnegie
Michael Curry
Jeff Ersig
Tim Jarvis
Irene Pickhardt
Casey Roy
Hal TenBrink
Greg Underwood

- In regard to planned unit development (PUD) district designation, § 25-2-144 (B) states that the purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. As proposed by ARG/Milestone, it does NOT.
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- Part of your charge is to facilitate the implementation of the Imagine Austin Plan. Imagine Austin establish three types of preferred nodes. Imagine Austin does NOT identify any of these nodes on or near the land now known as The Grove. It is NOT part of a Regional Center, Town Center, Neighborhood Center, Activity Center or Job Center within Imagine Austin.
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- The Bull Creek Road Coalition engaged all residents in the surrounding neighborhoods and assembled thoughtful design principles that would give guidance to prospective developers to bring forward a truly superior project that would meet the needs of the immediate neighborhoods as well as the broader community while still enabling the developer to make a reasonable profit; and
- The Bull Creek Road Coalition has brought forward a number of amendments for your consideration that would move The Grove PUD from inferiority towards superiority that we ask that you consider favorably.

This is not a situation where neighborhoods have opposed development. In fact, our neighborhood has joined to encourage the best possible development of a very unique tract of land in Central Austin. We view this as a once in a lifetime opportunity to create a development that is truly superior that meets the tenets of Imagine Austin and that meets the needs of the surrounding neighborhood as well as those who will live and work in The Grove in the years to come. With your rejection of ARG/Milestone's PUD application before you and the support of the Bull Creek Road Coalition's amendments coupled with the expectation of the developer to set forth a truly superior PUD in all aspects, together we can Build a Better PUD.

We thank you on behalf of the community for your service and for your support of the Bull Creek Road Coalition and all of its constituents in this matter.

Sincerely,

August W. Harris III
President
Bryker Woods Neighborhood Association

cc: Sherri Sirvaitis
Greg Guernsey

To: Mayor and Council

From: Ms. Mary C. Bohls, 4100 Jackson Ave., Apt. 228, Austin, Texas, 78731

Subject: The Grove at Shoal Creek Planned Unit Development, Case Number C814-2015-0074

If you will include my letter as part of the official backup for this zoning case, I shall be ever so grateful. I was born in Austin, Texas, my three children were born in Austin, Texas, my five grandchildren were born in Austin, Texas, so you may be sure that I have a very vested interest in the health of Austin, Texas.

This land, mainly on Bull Creek Road, has been carefully planned for development by the Grove owners. My church tried to buy this land some years ago, so I have a vested interest in it, too. The proposed plan is quite superior as the best use of the land, and it will be to the best interest of the city to look with fast favor for furthering its approval .

Thank you.

Sincerely,

Mary C. Bohls

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 45th 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

Sirwaitis, Sherri

From: Pim Mayo [REDACTED]
Sent: Tuesday, June 21, 2016 12:16 AM
To: Sirwaitis, Sherri
Cc: Jeff Mayo; Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew
Subject: Re: The Grove - Comments - Case No. C814-2015-0074
Attachments: Roadhouse Petition Signatures.pdf; Roadhouse Petition Signatures by City.pdf; Roadhouse Petition Comments.pdf

Dear Ms. Sirwaitis,

Please add the petition regarding the 2627 W 45th St. property to my comments for the June 21, 2016 ZAP meeting regarding The Grove at Shoal Creek. These materials show that 948 Austin residents signed a petition against 2627 W. 45th Street becoming a roadway for The Grove.

These attachments include:

- (1) the Petition with signatures,
- (2) signatures sorted by City, and
- (3) Petition comments.

Thank you,
Pim Mayo

On Sun, Jun 19, 2016 at 11:33 PM, Pim Mayo [REDACTED] wrote:
Ms. Sirwaitis,

Attached, please find my official comment form and emails that I would like attached to my comment form regarding the above referenced zoning case.

Thank you,
Pim Mayo
2623 W. 45th Street

change.org
Neighbors of The Grove

Recipient: City of Austin, Texas

Letter: Greetings,

2627 W. 45th Street Should Not Become a Driveway for The Grove.

2627 W. 45th Street, also known as Lot 43 in Shoal Creek Village, Section 2, is zoned SF-2, and a one-story single-family home is currently on the property. The home is situated on a neighborhood street. In April 2015, ARG Bull Creek Ltd. purchased this property. Just a few months prior, ARG was the winning bidder on the 75-acre tract adjacent to homes on W. 45th Street. When ARG released their first master plan for their proposed "The Grove at Shoal Creek" planned use development on April 2, 2015, 2627 W. 45th Street was not included in the master plan. However, that had changed by the time ARG released their second master plan on July 9, 2015. The July 9 plan showed that 2627 W. 45th Street would be used as a vehicular driveway.

The Bull Creek Road Coalition, or BCRC, is comprised of representatives from the seven neighborhood associations that surround the 75-acre tract. On July 29, 2015, BCRC released its Alternative Vision for the site, which limited use of 2627 W. 45th Street to pedestrian and bicycle access. Then, in October 2015 ARG released a Traffic Input Analysis that states "No access directly to 45th is planned." Many took this along with other assurances that 2627 W. 45th would not be used for vehicle access and thought this was one issue that had been resolved.

We were wrong.

On March 25, 2016, the City of Austin issued a memo stating "After interdepartmental discussion, the proposed development shall dedicate Jackson Avenue as a public roadway to the City of Austin. As agreed by the applicant, Lot 43, Shoal Village Section 2, shall be dedicated as public right-of-way to the City of Austin for the extension of Jackson Avenue to 45th Street."

You may be asking yourself, "Why is the developer dedicating this lot to the City of Austin when all other streets in the proposed development are private streets?" Shoal Village Section 2 is affected by deed restrictions or restrictive covenants that limit use of these lots for "residential use." Presumably, the City believes that it can skirt the deed restrictions for "public policy"--in this case, a roadway to support a large development that cannot rely solely on Bull Creek Road. 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.

If you are a resident of Austin, please sign this petition if you agree that 2627 W. 45th Street should not be used as an access point to The Grove. It is already very sad that this original structure built in the 1950's is likely to be demolished (it has Queen Anne style touches and is arguably one of the cutest houses on the block), but 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 (source: Milestone presentation, March 30, 2016).

Related articles:

"The House on 45th Street" (Austin Chronicle, April 1, 2016, http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/

"Tensions Rise as Grove Development Gets Support from City Planners" (Austin American-Statesman, April 1, 2016, http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman_internallink_referralbox_free-to-premium-referral

Signatures

Name	Location	Date
Pim Mayo	Austin, TX, United States	2016-04-02
mary harvey	austin, TX, United States	2016-04-02
Paula Gordon	Austin, TX, United States	2016-04-02
Chris Allen	Austin, TX, United States	2016-04-02
tara levy	austin, TX, United States	2016-04-02
Daniel De La Garza	Austin, TX, United States	2016-04-02
Sara Speights	Austin, TX, United States	2016-04-02
Echo Bond	Austin, TX, United States	2016-04-02
anita sybesma	Austin, TX, United States	2016-04-02
Jeremy Maurer	Austin, TX, United States	2016-04-02
Jeff Mayo	Austin, TX, United States	2016-04-02
Jackie Stence	Austin,, TX, United States	2016-04-02
Julie Hardwick	Austin, TX, United States	2016-04-02
Beverly Veltman	Austin, TX, United States	2016-04-02
Rowena Dasch	Austin, TX, United States	2016-04-02
Judith Morris	Austin, TX, United States	2016-04-02
Sandy Muir	Austin, TX, United States	2016-04-02
Luke Stence	Austin, TX, United States	2016-04-02
Wes Gandy	Austin, TX, United States	2016-04-02
Nancy Goodman-Gill	Austin, TX, United States	2016-04-02
Carolyn Mixon	Austin, TX, United States	2016-04-02
Sharon Blythe	Austin, TX, United States	2016-04-03
Karen McLinden	Austin, TX, United States	2016-04-03
Anne Herman	Austin, TX, United States	2016-04-03
Marianne Sanders	Austin, TX, United States	2016-04-03
shorey russell	Austin, TX, United States	2016-04-03
Latha Joyce	Austin, TX, United States	2016-04-03
Angela Coleman	Austin, TX, United States	2016-04-03
Cherenda Dobitz	Oklahoma City, OK, United States	2016-04-03
Roseanne Giordani	Austin, TX, United States	2016-04-03

Name	Location	Date
Julia Grossman	Austin, TX, United States	2016-04-03
Dan Bost	Austin, TX, United States	2016-04-03
Alana Mallard	Austin, TX, United States	2016-04-03
Sharane Wang	Austin, TX, United States	2016-04-03
Dawn Lewis	Austin, TX, United States	2016-04-03
Marsha Riti	Austin, TX, United States	2016-04-03
Suzanne Estes	Austin, TX, United States	2016-04-03
Jeff Pennell	Austin, TX, United States	2016-04-03
Kim Meyer	Austin, TX, United States	2016-04-03
Jason Roe	Austin, TX, United States	2016-04-03
Donna Ford	Austin, TX, United States	2016-04-03
Ryan PirkI	Austin, TX, United States	2016-04-03
Audrea Moyers	Austin, TX, United States	2016-04-03
Ashley Martin	Austin, TX, United States	2016-04-03
Sarah Hunter	Austin, TX, United States	2016-04-03
Peggy Maceo	Austin, TX, United States	2016-04-03
Ryann Rathbone	Austin, TX, United States	2016-04-03
Amy Wood	Austin, TX, United States	2016-04-03
Trisha Shepard	Austin, TX, United States	2016-04-03
Cynthia Keohane	Austin, TX, United States	2016-04-03
Don Redmond	Austin, TX, United States	2016-04-03
Elizabeth Anderson	Austin, TX, United States	2016-04-03
James Parker	Austin, TX, United States	2016-04-03
Brad Parsons	Austin, TX, United States	2016-04-03
Bennett Brier	Austin, TX, United States	2016-04-03
Aamer Shaukat	Austin, TX, United States	2016-04-03
Judy W Sargent	Austin, TX, United States	2016-04-03
Daniel Joyce	Austin, TX, United States	2016-04-03
renee Keeney	Austin, TX, United States	2016-04-03
Janet Delaney	Austin, TX, United States	2016-04-03
brian horst	Austin, TX, United States	2016-04-03
Kent Johnson	Austin, TX, United States	2016-04-03

Name	Location	Date
Kala Shah	San Rafael, CA, United States	2016-04-03
Erin Friedman	Austin, TX, United States	2016-04-03
Deborah Ellison	ausitn, TX, United States	2016-04-03
Simon Tassano	Austin, TX, United States	2016-04-03
Jennifer Vickers	Austin, TX, United States	2016-04-03
Joan Brook	Austin, TX, United States	2016-04-03
Sue Bass	Austin, TX, United States	2016-04-03
Philip Courtois	Austin, TX, United States	2016-04-03
Elizabeth Newkirk	Austin, TX, United States	2016-04-03
Grayson Cox	Austin, TX, United States	2016-04-03
Don Williams	Austin, TX, United States	2016-04-03
Melissa Page	Austin, TX, United States	2016-04-03
Eva Hawley	Austin, TX, United States	2016-04-03
Holly houser	Austin, TX, United States	2016-04-03
Christine Galida	Austin, TX, United States	2016-04-03
Cat Jeanes	Austin, TX, United States	2016-04-03
Toni Ardizzzone	Austin, TX, United States	2016-04-03
Vallarie Sinclair	Austin, TX, United States	2016-04-03
Cyral Miller	Austin, TX, United States	2016-04-03
Kerren Campa	Austin, TX, United States	2016-04-03
Kim Relph	Austin, TX, United States	2016-04-03
JACOB LORFING	Austin, TX, United States	2016-04-03
George Liko	Bairdford, PA, United States	2016-04-03
Sherry Grona	Austin, TX, United States	2016-04-03
Kathy Cloyd	Austin, TX, United States	2016-04-03
DeAnn Friedholm	Austin, TX, United States	2016-04-03
Kristin Asthalter	Austin, TX, United States	2016-04-03
Maida Barbour	Austin, TX, United States	2016-04-03
Celia Mange	Austin, TX, United States	2016-04-03
Tracy Kuhn	Austin, TX, United States	2016-04-03
Cynthia Stein	Austin, TX, United States	2016-04-03
Richard Denneu	Austin, TX, United States	2016-04-03

Name	Location	Date
Wendy Albrecht	Austin, TX, United States	2016-04-03
A P David	Austin, TX, United States	2016-04-03
Susan Dial	Austin, TX, United States	2016-04-03
Zarquah Khan	Austin, TX, United States	2016-04-03
Erika Brown	Austin, TX, United States	2016-04-03
Torgny Stadler	Austin, TX, United States	2016-04-03
Judy Nolte	Austin, TX, United States	2016-04-03
Betty Littrell	Austin, TX, United States	2016-04-03
Carol Wagner	Austin, TX, United States	2016-04-03
Ken Nolte	Austin, TX, United States	2016-04-03
Jan Justice	Austin, TX, United States	2016-04-03
Nancy Day	Austin, TX, United States	2016-04-03
Elizabeth Tieman	Austin, TX, United States	2016-04-03
Edith Kemp	Austin, TX, United States	2016-04-03
Ellen Reeder	Austin, TX, United States	2016-04-03
Mary Kahle	Austin, TX, United States	2016-04-03
Linda Collins	Austin, TX, United States	2016-04-03
D Lopez	Austin, TX, United States	2016-04-03
Drew Bixby	Austin, TX, United States	2016-04-03
John Dodson	Austin, TX, United States	2016-04-03
Kelly Schaub	Austin, TX, United States	2016-04-03
Chris Treadaway	Austin, TX, United States	2016-04-03
Karen Roof	Austin, TX, United States	2016-04-03
Margaret Powis	Austin, TX, United States	2016-04-03
Jason Dye	Elgin, TX, United States	2016-04-03
Amy Hauft	Austin, TX, United States	2016-04-03
Victoria Goodman	Austin, TX, United States	2016-04-03
David Hibbs	Austin, TX, United States	2016-04-03
Kevin Ford	Austin, TX, United States	2016-04-03
Gabrielle Peak	George town, TX, United States	2016-04-03
Michael Holleran	Austin, TX, United States	2016-04-03
Kelly Reilley	Austin, TX, United States	2016-04-03

Name	Location	Date
Reza Koohrangpour	Austin, TX, United States	2016-04-03
Merrily Porter	Austin, TX, United States	2016-04-03
David Garcia	Austin, TX, United States	2016-04-03
Stephanie Savage	Austin, TX, United States	2016-04-03
Betsy Brown	Austin, TX, United States	2016-04-03
Shahnaz Koohrang	Austin, TX, United States	2016-04-03
Mahnaz Koohrang	Austin, TX, United States	2016-04-03
Dale Gray	Austin, TX, United States	2016-04-03
RANLEIGH HIRSH	Austin, TX, United States	2016-04-03
Mark Sainsbury	Austin, TX, United States	2016-04-03
John Lethco	Austin, TX, United States	2016-04-03
Patty Mitzel	Austin, TX, United States	2016-04-03
sabrina bradley	Austin, TX, United States	2016-04-03
Jack Risley	Austin, TX, United States	2016-04-03
Jamie Thompson	Austin, TX, United States	2016-04-03
Gabby Ybarra	Austin, TX, United States	2016-04-03
Regina Allen	Austin, TX, United States	2016-04-03
Nancy Levack	Austin, TX, United States	2016-04-03
Catherine Attaway-Krueger	Austin, TX, United States	2016-04-03
Julie Wauchope	Austin, TX, United States	2016-04-03
Kristen Hotopp	Austin, TX, United States	2016-04-03
Cathy Bennett	Austin, TX, United States	2016-04-03
Michael Castillo	Austin, TX, United States	2016-04-03
John Fruehe	Austin, TX, United States	2016-04-03
Marian Alexander	Austin, TX, United States	2016-04-03
Leslie Cohen	Austin, TX, United States	2016-04-03
Justin Smith	Austin, TX, United States	2016-04-03
melanie jones	Austin, TX, United States	2016-04-03
Deborah D. Tucker	Austin, TX, United States	2016-04-03
Sara Summers	Austin, TX, United States	2016-04-03
Juliet Garcia	Austin, TX, United States	2016-04-03
Beverly Dunn	Austin, TX, United States	2016-04-03

Name	Location	Date
Joy Sottile	Austin, TX, United States	2016-04-03
celeste schenck	Austin, TX, United States	2016-04-03
Nick Zappitelli	Austin, TX, United States	2016-04-03
Kelly Lancaster	Austin, TX, United States	2016-04-03
susan conroy	Austin, TX, United States	2016-04-03
Paula Martin	Austin, TX, United States	2016-04-03
John Sanford	Austin, TX, United States	2016-04-03
Angela Williams	Austin, TX, United States	2016-04-03
Isis Valencia	Austin, TX, United States	2016-04-03
Samantha Sanford	Austin, TX, United States	2016-04-03
Jeremy Miller	Austin, TX, United States	2016-04-03
Jennifer Thompson	Austin, TX, United States	2016-04-03
Susan Thompson	Austin, TX, United States	2016-04-03
Margaret English-Knipp	Austin, TX, United States	2016-04-03
glenda adkinson	austin, TX, United States	2016-04-03
Sarah Koohrangpour	Austin, TX, United States	2016-04-03
Melanie Martin	Austin, TX, United States	2016-04-03
James Stoker	Austin, TX, United States	2016-04-03
Monica Cox	Austin, TX, United States	2016-04-03
Rob Abraham	Austin, TX, United States	2016-04-03
Drew Bradford	Austin, TX, United States	2016-04-03
Melissa Lopez	Austin, TX, United States	2016-04-03
John Roof	Austin, TX, United States	2016-04-03
Megan White	Austin, TX, United States	2016-04-03
L. Schreve	Austin, TX, United States	2016-04-03
Mina Loomis	Austin, TX, United States	2016-04-03
B Glaser	Austin, TX, United States	2016-04-03
Anne Heinen	Austin, TX, United States	2016-04-03
Rick Reeder	Austin, TX, United States	2016-04-03
Kent Johnson	Georgetown, TX, United States	2016-04-03
Linda Anderson	Austin, TX, United States	2016-04-03
cassy shaukat	Austin, TX, United States	2016-04-03

Name	Location	Date
Gina Akin	Austin, TX, United States	2016-04-03
Deborah DeStefano	Austin, TX, United States	2016-04-03
Noelle Boyle	Austin, TX, United States	2016-04-03
Tony Fryer	Austin, TX, United States	2016-04-03
Laura Cooper	Austin, TX, United States	2016-04-03
Katherine Willis	Austin, TX, United States	2016-04-03
Justin Tajchman	Austin, TX, United States	2016-04-03
FREDERICK ZEINNER	Austin, TX, United States	2016-04-03
Stephen Witt	Austin, TX, United States	2016-04-03
Jennifer Henry	Austin, TX, United States	2016-04-03
Helen Young	Austin, TX, United States	2016-04-03
Cara Taylor	Austin, TX, United States	2016-04-03
Diane Swinney	Austin, TX, United States	2016-04-03
J.J. van Sitteren	Austin, TX, United States	2016-04-03
Jerry Young	Austin, TX, United States	2016-04-03
Gary Culpepper	Austin, TX, United States	2016-04-03
Ginger Fosdick	Austin, TX, United States	2016-04-03
Kathryn Wahlers	Austin, TX, United States	2016-04-03
Jim Thompson	Austin, TX, United States	2016-04-03
Ann Palmer	Austin, TX, United States	2016-04-03
Crystal Cao	Austin, TX, United States	2016-04-03
Lindsey Stevens	Manor, TX, United States	2016-04-03
John Hrnair	Austin, TX, United States	2016-04-03
Gail Gemberling	Austin, TX, United States	2016-04-03
Dan Dean	Austin, TX, United States	2016-04-03
Royanne Poer	Abilene, TX, United States	2016-04-03
Stephanie Thompson	Fort Worth, TX, United States	2016-04-03
Michelle Brinkman	Austin, TX, United States	2016-04-03
Michael McCluskey	Austin, TX, United States	2016-04-03
Catherine Best	Austin, TX, United States	2016-04-03
James Parker	Austin, TX, United States	2016-04-03
Anne Miller	Austin, TX, United States	2016-04-03

Name	Location	Date
Luis Venitucci	Austin, TX, United States	2016-04-03
Paul Borelli	Austin, TX, United States	2016-04-03
Amy McFarland	Austin, TX, United States	2016-04-03
Linda Sheehan	Austin, TX, United States	2016-04-03
Amity Courtois	AUSTIN, TX, United States	2016-04-03
Colleen Jamison	Austin, TX, United States	2016-04-03
Thomas Applewhite	Austin, TX, United States	2016-04-03
Mark v. G.	Austin, TX, United States	2016-04-03
Marisa Wells	Leander, TX, United States	2016-04-03
Richard Relph	Austin, TX, United States	2016-04-03
Karen S	Austin, TX, United States	2016-04-03
Michael Hernandez	Austin, TX, United States	2016-04-03
Donna Ingram	Austin, TX, United States	2016-04-03
Susan Greene	Austin, TX, United States	2016-04-03
Anita Boyd	Austin, TX, United States	2016-04-03
tim hahn	Austin, TX, United States	2016-04-03
Molly Minor	Austin, TX, United States	2016-04-03
Kirsten Tait	Austin, TX, United States	2016-04-03
Elaine Goodson	Austin, TX, United States	2016-04-03
Anne Helmick-Lyon	Austin, TX, United States	2016-04-03
Patricia White	Austin, TX, United States	2016-04-03
Jon Anderson	Austin, TX, United States	2016-04-03
Erik Madrid	Austin, TX, United States	2016-04-03
Josephine Macaluso	Austin, TX, United States	2016-04-04
Jen Boza	Chicago, IL, United States	2016-04-04
Sarah Angulo	Austin, TX, United States	2016-04-04
Susan Somerville	Austin, TX, United States	2016-04-04
Emily Keith	Austin, TX, United States	2016-04-04
Annie Arnold	Austin, TX, United States	2016-04-04
Carol Cain	Austin, TX, United States	2016-04-04
Halie Beckham	Austin, TX, United States	2016-04-04
Linda Lansdowne	Austin, TX, United States	2016-04-04

Name	Location	Date
Ed Jassin	Austin, TX, United States	2016-04-04
Katie Lawrence	Austin, TX, United States	2016-04-04
Matthew Bracht	Austin, TX, United States	2016-04-04
Rachel Robillard	Austin, TX, United States	2016-04-04
Montana Piñeyro	Austin, TX, United States	2016-04-04
tiffany peters	Austin, TX, United States	2016-04-04
Andrea Bradford	Austin, TX, United States	2016-04-04
Austin Arnold	Austin, TX, United States	2016-04-04
Tracy Sole	Austin, TX, United States	2016-04-04
Gayle Worley	Austin, TX, United States	2016-04-04
Heather Rigsbee	Austin, TX, United States	2016-04-04
Julia Ward	Austin, TX, United States	2016-04-04
Jonathan Brumley	Austin, TX, United States	2016-04-04
Joann Escamilla	Lockhart, TX, United States	2016-04-04
Patty Coffman	Austin, TX, United States	2016-04-04
Malcolm Nelson	Austin, TX, United States	2016-04-04
Marjorie Boulden	Austin, TX, United States	2016-04-04
L Cowan	Austin, TX, United States	2016-04-04
Keith Baron	Austin, TX, United States	2016-04-04
David Norris	Austin, TX, United States	2016-04-04
Bruce Baldwin	Austin, TX, United States	2016-04-04
Brady Beckham	Austin, TX, United States	2016-04-04
Maureen Milligan	Austin, TX, United States	2016-04-04
Annette Stachowitz	Austin, TX, United States	2016-04-04
Ashley Thompson	Austin, TX, United States	2016-04-04
Janelle Buchanan	Austin, TX, United States	2016-04-04
Megan Jones-Smith	Austin, TX, United States	2016-04-04
Emily Barclay	Austin, TX, United States	2016-04-04
LEA SANDOZ	Austin, TX, United States	2016-04-04
David Coffman	Austin, TX, United States	2016-04-04
Sula Howell	Austin, TX, United States	2016-04-04
Katey Steadman	Austin, TX, United States	2016-04-04

Name	Location	Date
Ana Denman	Austin, TX, United States	2016-04-04
Kent Hemingson	Austin, TX, United States	2016-04-04
Mihai Sirbu	Austin, TX, United States	2016-04-04
Richard Mountain	Austin, TX, United States	2016-04-04
Mandy Watkins	Austin, TX, United States	2016-04-04
Amber Laroche	Austin, TX, United States	2016-04-04
Jacqueline OKeefe	Austin, TX, United States	2016-04-04
Andrey Sokolov	Austin, TX, United States	2016-04-04
Gloria Mata Pennington	Austin, TX, United States	2016-04-04
Laura Carter	Austin, TX, United States	2016-04-04
daniel mejia	Austin, TX, United States	2016-04-04
Gina burchenal	Austin, TX, United States	2016-04-04
Kimberly Hulley	austin, TX, United States	2016-04-04
jeryl schultz	Austin, TX, United States	2016-04-04
Andrea McGee	Austin, TX, United States	2016-04-04
Elena Daugherty	Austin, TX, United States	2016-04-04
Charles Riou	Austin, TX, United States	2016-04-04
Mia Burton	Austin, TX, United States	2016-04-04
Barbara McArthur	Austin, TX, United States	2016-04-04
Katherine Altenbaugh	Austin, TX, United States	2016-04-04
Mike Mayberry	Austin, TX, United States	2016-04-04
Karla Irvin	Austin, TX, United States	2016-04-04
Lauren Reece	Houston, TX, United States	2016-04-04
Ron LeBlanc	Austin, TX, United States	2016-04-04
David Durbin``	Austin, TX, United States	2016-04-04
Martha Cole	Austin, TX, United States	2016-04-04
Romalda Allsup	Austin, TX, United States	2016-04-04
Richard Martinez	Austin, TX, United States	2016-04-04
Chris Walters	San Benito, TX, United States	2016-04-04
Wade Prater	Austin, TX, United States	2016-04-04
Melinda Horan	Austin, TX, United States	2016-04-04
Susan Carter	Austin, TX, United States	2016-04-04

Name	Location	Date
Virginia Lynch	Jackson, GA, United States	2016-04-04
Julia Kirby	Austin, TX, United States	2016-04-04
Chris Velasquez	Austin, TX, United States	2016-04-04
Jon Etkins	Austin, TX, United States	2016-04-04
walter fulton	Austin, TX, United States	2016-04-04
Julie Klushnik	Austin, TX, United States	2016-04-04
Jose Ruvira	Atlanta, GA, United States	2016-04-04
Alina Morales	Miami Springs, FL, United States	2016-04-04
Michael Jones	Austin, TX, United States	2016-04-04
Martin Rodriguez	Austin, TX, United States	2016-04-04
Jon Loyens	Austin, TX, United States	2016-04-04
Kristin Knifton	Austin, TX, United States	2016-04-04
Kristin Hamlett	Austin, TX, United States	2016-04-04
Dubravka Romano	Austin, TX, United States	2016-04-04
betina foreman	Austin, TX, United States	2016-04-04
Gloria Hunt	Austin, Ecuador	2016-04-04
Mark Wilson	Austin, TX, United States	2016-04-04
Robert George	Austin, TX, United States	2016-04-04
Susan Gillespie	Austin, TX, United States	2016-04-04
Patsy Graham	Austin, TX, United States	2016-04-04
Michael hoinski	Austin, TX, United States	2016-04-04
Gregory Glazner	Austin, TX, United States	2016-04-04
Molly Hyde-Caroom	Alexandria, VA, United States	2016-04-04
Susan Schulz	Austin, TX, United States	2016-04-04
Nickolaus Gruendler	Austin, TX, United States	2016-04-04
Anne Vargas	Austin, TX, United States	2016-04-04
Jennifer Burke	Austin, TX, United States	2016-04-04
Tara Kirkland	Austin, TX, United States	2016-04-04
Courtney Willenzik	Austin, TX, United States	2016-04-04
Whitney Thurman	Austin, TX, United States	2016-04-04
Tracee Flowers	Austin, TX, United States	2016-04-04
Sheila Reiter	Austin, TX, United States	2016-04-04

Name	Location	Date
Jim Lyons	Austin, TX, United States	2016-04-04
Grizelda Moreno	Austin, TX, United States	2016-04-04
Jessie Pearson	Austin, TX, United States	2016-04-04
Teresa Cue'	Austin, TX, United States	2016-04-04
Merrell Anne Shearer	Austin, TX, United States	2016-04-04
Emily Price	Washington, DC, United States	2016-04-04
Karen Farnsworth	Austin, TX, United States	2016-04-04
Maura Brown	Austin, TX, United States	2016-04-04
Flora Batts	Austin, TX, United States	2016-04-04
JoAnna Rollings	Austin, TX, United States	2016-04-04
Amy Baxter	Bastrop, TX, United States	2016-04-04
Laurie Winnette	Austin, TX, United States	2016-04-04
Mary Cunningham	Austin, TX, United States	2016-04-04
Amy Schaefer	Austin, TX, United States	2016-04-04
Laurel Eskridge	Austin, TX, United States	2016-04-04
daniel hernandez	Austin, TX, United States	2016-04-04
Kim Ackermann	Austin, TX, United States	2016-04-04
Donna Edgar	Austin, TX, United States	2016-04-04
Lacy Moore	Austin, TX, United States	2016-04-04
Anne Bustard	Austin, TX, United States	2016-04-04
Deborah Sample	Round Rock, TX, United States	2016-04-04
Nancy Martin	Round Rock, TX, United States	2016-04-04
Cathy Vasquez-Garcia	Austin, TX, United States	2016-04-04
Anna Wilson	Austin, TX, United States	2016-04-04
Rich Balcum	Austin, TX, United States	2016-04-04
Millicent Pope	Crane, TX, United States	2016-04-04
Hilary Saltzman	Austin, TX, United States	2016-04-04
Kathryn Harris	Austin, TX, United States	2016-04-04
Cynthia Pryor	Austin, TX, United States	2016-04-04
sal tagliareni	Round Rock, TX, United States	2016-04-04
Louisa Hoberman	Austin, TX, United States	2016-04-04
Deandra Stap	South Portland, ME, United States	2016-04-04

Name	Location	Date
Michael Dillard	Austin, TX, United States	2016-04-04
Donna Samuelson	Austin, TX, United States	2016-04-04
Terese Wier	Austin, TX, United States	2016-04-04
Lauren McMullen	Austin, TX, United States	2016-04-04
Matthew Durr	Austin, TX, United States	2016-04-04
Jane Norwood	Austin, TX, United States	2016-04-04
Scott Samuelson	Austin, TX, United States	2016-04-04
monica choi	Austin, TX, United States	2016-04-04
Laura Luthy	Austin, TX, United States	2016-04-04
Jason Wallace	Austin, TX, United States	2016-04-04
Jessica Otwell	Austin, TX, United States	2016-04-04
Carol Drake	Austin, TX, United States	2016-04-04
Becky Coats	Austin, TX, United States	2016-04-04
Sarah Herman	Austin, TX, United States	2016-04-04
sarah dunsworth	austin, TX, United States	2016-04-04
Elizabeth Long	Austin, TX, United States	2016-04-04
Jessica Tate	Austin, TX, United States	2016-04-04
Jessica Votaw	Austin, TX, United States	2016-04-04
Kathryh Bonesteel	Austin, TX, United States	2016-04-04
Kristina Segura	Kyle, TX, United States	2016-04-04
Rebecca Clark	Pflugerville, TX, United States	2016-04-04
Dusty Dorsett	Austin, TX, United States	2016-04-04
Dane Adkinson	Austin, TX, United States	2016-04-04
Celeste Hill	Austin, TX, United States	2016-04-04
Leah Roberts	Austin, TX, United States	2016-04-04
DAVID JOHNSON	Dripping Springs, TX, United States	2016-04-04
Mariah Crownover	Austin, TX, United States	2016-04-04
Mayra Briones	Austin, TX, United States	2016-04-04
Greg Garner	Austin, TX, United States	2016-04-04
gnaTravis Glenn	Brooklyn, NY, United States	2016-04-04
Gabe Hensley	Austin, TX, United States	2016-04-04
Karyn Jensen	Austin, TX, United States	2016-04-04

Name	Location	Date
Michael Grossi	Coram, NY, United States	2016-04-04
Julie Brigham	Austin, TX, United States	2016-04-04
Anne Hansen	Austin, TX, United States	2016-04-04
Nick Williams	Hermosa Beach, CA, United States	2016-04-04
Denise Ketcham	Austin, TX, United States	2016-04-04
Keith Pflieger	Austin, TX, United States	2016-04-04
Jennifer Virden	Austin, TX, United States	2016-04-04
Stephen LaChance	Austin, TX, United States	2016-04-04
Dean Ortega	Austin, TX, United States	2016-04-04
William Cline	Austin, TX, United States	2016-04-04
Sharon Gallagher	Austin, TX, United States	2016-04-04
LAURIE LONGMAN	MANCHACA, TX, United States	2016-04-04
Sara Edwards	Austin, TX, United States	2016-04-04
Christine Wylie	Austin, TX, United States	2016-04-04
Karen P Moore	Austin, TX, United States	2016-04-04
Richard Hall	Austin, TX, United States	2016-04-04
Jeff Badre	Ontario, CA, United States	2016-04-04
Edgar Ocasio	Austin, TX, United States	2016-04-04
Meredith LaChance	Austin, TX, United States	2016-04-04
Sarah Chatham	Austin, TX, United States	2016-04-04
Bethany Leeker	Austin, TX, United States	2016-04-04
Casey Butler	Austin, TX, United States	2016-04-04
Linda Wiegman	Austin, TX, United States	2016-04-04
Jamie Corum	Austin, TX, United States	2016-04-04
David King	Austin, TX, United States	2016-04-04
Kaytlen Powers	Austin, TX, United States	2016-04-04
Lisa Valdez	Austin, TX, United States	2016-04-04
Heather Banks	Austin, TX, United States	2016-04-04
Melissa Monroe	Austin, TX, United States	2016-04-04
Rachel Diaz	Austin, TX, United States	2016-04-04
Anne Bruno	Austin, TX, United States	2016-04-04
Diana Gittinger	Austin, TX, United States	2016-04-04

Name	Location	Date
Gene Kincaid	Austin, TX, United States	2016-04-04
Amy hufford	austin, TX, United States	2016-04-04
Patricia Robertson	Austin, TX, United States	2016-04-04
Wravan Godsoe	Austin, TX, United States	2016-04-04
Angela Caras	austin, TX, United States	2016-04-04
Jeremy Swanson	Austin, TX, United States	2016-04-04
Parker Holt	Austin, TX, United States	2016-04-04
Bouldin Roxann	Austin, TX, United States	2016-04-04
Will Person	Austin, TX, United States	2016-04-04
Ashley Storey	Austin, TX, United States	2016-04-04
Stephen Schottman	Austin, TX, United States	2016-04-04
Stephen Cutler	Austin, TX, United States	2016-04-04
Michelle Cheney	Austin, TX, United States	2016-04-04
Cameron Creamer	Austin, TX, United States	2016-04-04
jonathan bobbitt	Austin, TX, United States	2016-04-04
William Vreugde	Austin, TX, United States	2016-04-04
Shelly Sitton	Tomball, TX, United States	2016-04-04
Maddie Cosgrove	Austin, TX, United States	2016-04-04
Colleen flynn	Austin, TX, United States	2016-04-04
Raynor Leigh	Austin, TX, United States	2016-04-04
Jacquelyn Jeanes	Austin, TX, United States	2016-04-04
Paula Murray	Austin, TX, United States	2016-04-04
KELLY BREMER	Austin, TX, United States	2016-04-04
karen miller	Austin, TX, United States	2016-04-04
Sean Starke	Austin, TX, United States	2016-04-04
Tara White	Austin, TX, United States	2016-04-04
Karol Middleton	Austin, TX, United States	2016-04-04
Aaron Acosta	Austin, TX, United States	2016-04-04
Laurie doran	Austin, TX, United States	2016-04-04
Allison Brubaker	Austin, TX, United States	2016-04-04
James David Johnson	Austin, TX, United States	2016-04-04
Megan Kressin	Austin, TX, United States	2016-04-04

Name	Location	Date
Leigh Edgar	Austin, TX, United States	2016-04-04
Lisa Grant	Austin, TX, United States	2016-04-04
Justin Shaffer	Austin, TX, United States	2016-04-04
Lauren Horst	Austin, TX, United States	2016-04-04
Meredith estes	Austin, TX, United States	2016-04-04
Marshall Cloyd	Austin, TX, United States	2016-04-04
Eileen Gil	Austin, TX, United States	2016-04-04
Richard Campa	Austin, TX, United States	2016-04-04
Scott Parks	Austin, TX, United States	2016-04-04
Audrey Heinemann Carlson	Seaside, CA, United States	2016-04-04
Kelly Davis	Austin, TX, United States	2016-04-04
Jacquelyn Henion	Austin, TX, United States	2016-04-04
Jack Miller	Austin, TX, United States	2016-04-04
Randal Kretzler	Austin, TX, United States	2016-04-04
Suzann Stover	Austin, TX, United States	2016-04-04
CJ Stone	Austin, TX, United States	2016-04-04
Jane O'Connell	Austin, TX, United States	2016-04-04
Mary White	Austin, TX, United States	2016-04-04
Zahir Aziz	Fremont, CA, United States	2016-04-04
Alexis Dorchester	Austin, TX, United States	2016-04-04
Kelly Hayden	austin, TX, United States	2016-04-04
Craig Blome	Austin, TX, United States	2016-04-04
Nicole Merritt	Austin, TX, United States	2016-04-04
Debra Junell	Austin, TX, United States	2016-04-04
Matthew Kressin	Austin, TX, United States	2016-04-04
Belia Nichols	Austin, TX, United States	2016-04-04
Hannah Nelson	Austin, TX, United States	2016-04-04
Madison Cooper	Austin, TX, United States	2016-04-04
Kim Wooten	Austin, TX, United States	2016-04-04
Mike Herdzina	Austin, TX, United States	2016-04-04
William Willhoite	Austin, TX, United States	2016-04-04
Tim Moore	Austin, TX, United States	2016-04-04

Name	Location	Date
Candice Ransom	Austin, TX, United States	2016-04-04
Sammy Huffaker	Austin, TX, United States	2016-04-04
Janet Williams	Austin, TX, United States	2016-04-04
Jenny Butterworth	Austin, TX, United States	2016-04-04
Charles Huffaker	Austin, TX, United States	2016-04-04
Charlotte Bailey	Austin, TX, United States	2016-04-04
A Lopez	Austin, TX, United States	2016-04-04
Sara Culler	Austin, TX, United States	2016-04-04
Pat Schieffer	Austin, TX, United States	2016-04-04
Judith Sokolow	Austin, TX, United States	2016-04-04
Anthony Senecal	Austin, TX, United States	2016-04-04
Paul Lopez	Austin, TX, United States	2016-04-04
Andrea Ovens	Austin, TX, United States	2016-04-04
Megan Baker	Austin, TX, United States	2016-04-04
Jeffrey Mayoff	Austin, TX, United States	2016-04-04
Alison Tartt	Austin, TX, United States	2016-04-04
Janet Janssen	Austin, TX, United States	2016-04-04
Susan Stroescu	Austin, TX, United States	2016-04-04
Jared White	Austin, TX, United States	2016-04-04
Traci Laird	Austin, TX, United States	2016-04-04
robin mcclahahan	convreses, TX, United States	2016-04-04
Michelle Cheng	Austin, TX, United States	2016-04-04
Rhonda Morin	Austin, TX, United States	2016-04-04
Robert Chavez	Austin, TX, United States	2016-04-04
Sabrina Stafford	Austin, TX, United States	2016-04-04
John Spath	Austin, TX, United States	2016-04-04
Beth Kennedy	Austin, TX, United States	2016-04-04
Jeanne Farrington	Austin, TX, United States	2016-04-04
Andy Simmons	Austin, TX, United States	2016-04-04
Teresa Lautzenheiser	Austin, TX, United States	2016-04-04
mike griffis	Mexico	2016-04-04
Carol Ocasio	Austin, TX, United States	2016-04-04

Name	Location	Date
Kathleen OConnor	Austin, TX, United States	2016-04-04
Amber Day	Austin, TX, United States	2016-04-04
Sarah Torchin	Austin, TX, United States	2016-04-04
James Root	Austin, TX, United States	2016-04-04
Emmanuel Pamintuan	Austin, TX, United States	2016-04-04
Gregory Sapire	Austin, TX, United States	2016-04-04
Geri Leyva	Austin, TX, United States	2016-04-04
Leila Thomas	Austin, TX, United States	2016-04-04
Dan Strack	Austin, TX, United States	2016-04-04
Austin Shults	Austin, TX, United States	2016-04-04
Marcie Golliher	Austin, TX, United States	2016-04-04
Scarlett Scalzo	Austin, TX, United States	2016-04-04
Alice Best	Austin, TX, United States	2016-04-04
Melissa Ushakov	Austin, TX, United States	2016-04-04
Sue Lee	Austin, TX, United States	2016-04-04
Kate Weaver	Austin, TX, United States	2016-04-04
Chris Votaw	Austin, TX, United States	2016-04-04
Jimmy Perez	Austin, TX, United States	2016-04-04
Kristen Wright	Austin, TX, United States	2016-04-04
Shermayne Crawford	Austin, TX, United States	2016-04-04
Dimitry Ushakov	Austin, TX, United States	2016-04-04
Scott Elbrecht	Austin, TX, United States	2016-04-04
Melissa Bixby	Austin, TX, United States	2016-04-04
Susan Weaver	Austin, TX, United States	2016-04-04
Lori Bishop	Austin, TX, United States	2016-04-04
Gina Rainey	Austin, TX, United States	2016-04-04
George Altenbaugh	Austin, TX, United States	2016-04-04
Jennifer Wilson	Austin, TX, United States	2016-04-04
Tifphanie Turner	Austin, TX, United States	2016-04-04
Leslie Morris	Austin, TX, United States	2016-04-04
pat briggs	Austin, TX, United States	2016-04-04
Caroline Williams	Hermosa Beach, CA, United States	2016-04-04

Name	Location	Date
Reed Rallojaj	Austin, TX, United States	2016-04-04
ralph wolfer	Austin, TX, United States	2016-04-04
Alison Ruettiger	Chicago, IL, United States	2016-04-04
Catherine Lenox	Austin, TX, United States	2016-04-04
David Lozano	Round Rock, TX, United States	2016-04-04
Jenny Day	Austin, TX, United States	2016-04-04
Catherine Cioffi	Cedar Park, TX, United States	2016-04-04
Mia Westermann	Austin, TX, United States	2016-04-04
Shannon Walton	Austin, TX, United States	2016-04-04
Rance Marion	Austin, TX, United States	2016-04-04
Shawnasee Retzloff	Austin, TX, United States	2016-04-04
Marty McDougal	Austin, TX, United States	2016-04-04
Anne Hebert	Austin, TX, United States	2016-04-04
A Saint-Romain	Austin, TX, United States	2016-04-04
Alan Beaubien	Framingham, MA, United States	2016-04-04
dawn Hennessey	austin, TX, United States	2016-04-04
Cathy Buck	Austin, TX, United States	2016-04-04
Glenda McKinney	Austin, TX, United States	2016-04-04
Erika Hibler	Austin, TX, United States	2016-04-04
Jay Fisher	Austin, TX, United States	2016-04-04
Jacy Warwick	Austin, TX, United States	2016-04-04
Chris Sakulenzki	Austin, TX, United States	2016-04-04
Mary Alice Castello	Austin, TX, United States	2016-04-04
James Stevens	Austin, TX, United States	2016-04-04
Leonora King	Austin, TX, United States	2016-04-04
QDenise Fischer	Austin, TX, United States	2016-04-04
Lew Troiano	Austin, TX, United States	2016-04-04
Steven Roberts	Austin, TX, United States	2016-04-04
molly Kamper	Austin, TX, United States	2016-04-04
Kim Mosley	Austin, TX, United States	2016-04-04
Ashley Craven	Austin, TX, United States	2016-04-04
Karl Galinsky	Austin, TX, United States	2016-04-04

Name	Location	Date
Marcia Evers	Austin, TX, United States	2016-04-04
Kathe Williams	Austin, TX, United States	2016-04-04
Donna Ramsey	Austin, TX, United States	2016-04-04
Barbara Frock	Austin, TX, United States	2016-04-04
Jane Nelson	Austin, TX, United States	2016-04-04
Tracy Sabel	Austin, TX, United States	2016-04-04
Thea Whalen	Austin, TX, United States	2016-04-05
Rebecca Reedy	Austin, TX, United States	2016-04-05
James Yapple	Austin, TX, United States	2016-04-05
Nancy Busbey	Austin, TX, United States	2016-04-05
Tyler Laa	Austin, TX, United States	2016-04-05
Culver Danina	Austin, TX, United States	2016-04-05
Jairy Grisaffe	Austin, TX, United States	2016-04-05
Ronda Pritchard	Austin, TX, United States	2016-04-05
Karen Kleiman	Austin, TX, United States	2016-04-05
Kate Smith	Austin, TX, United States	2016-04-05
Becky Ashton	Austin, TX, United States	2016-04-05
Robin Fruehe	Austin, TX, United States	2016-04-05
Rachel Gray	Austin, TX, United States	2016-04-05
Anita ballard	Austin, TX, United States	2016-04-05
Virginia Hatch	Austin, TX, United States	2016-04-05
Jan Reed	Austin, TX, United States	2016-04-05
Betty Layton	Austin, TX, United States	2016-04-05
Kate Van Dyke	Austin, TX, United States	2016-04-05
Lisa Strong	Austin, TX, United States	2016-04-05
Lisa Kaindle	Austin, TX, United States	2016-04-05
Jackie Stone	Austin, TX, United States	2016-04-05
Staley Gray	Austin, TX, United States	2016-04-05
Kevin Walter	Austin, TX, United States	2016-04-05
Jill Flanigan	San Antonio, TX, United States	2016-04-05
Monica Mueller	Austin, TX, United States	2016-04-05
Ami Patel	Austin, TX, United States	2016-04-05

Name	Location	Date
Charles Trevino	Pflugerville, TX, United States	2016-04-05
Carmelite Luikart	Austin, TX, United States	2016-04-05
Diana Garcia	Austin, TX, United States	2016-04-05
Lauren Russell	Austin, TX, United States	2016-04-05
Jessica Ezell	Austin, TX, United States	2016-04-05
Liz Darwin	Austin, TX, United States	2016-04-05
P Gallagher	Austin, TX, United States	2016-04-05
Steve Hamlett	Austin, TX, United States	2016-04-05
Lee Riemer	Austin, TX, United States	2016-04-05
Erin Willig	Austin, TX, United States	2016-04-05
mark schoenfeld	Austin, TX, United States	2016-04-05
Jill Christian	Austin, TX, United States	2016-04-05
K Peterson	Austin, TX, United States	2016-04-05
Reinae Kessler	Dripping springs, TX, United States	2016-04-05
Leslie Valentine	Austin, TX, United States	2016-04-05
Shannon Shannon	Round Rock, TX, United States	2016-04-05
Gabriela Hahn	Austin, TX, United States	2016-04-05
Tara Decker	Austin, TX, United States	2016-04-05
Meredith carpenter	Austin, TX, United States	2016-04-05
Leah Grier	Austin, TX, United States	2016-04-05
David Fridlund	Austin, TX, United States	2016-04-05
Amy Kantoff	Pflugerville, TX, United States	2016-04-05
Laurie Loew	Austin, TX, United States	2016-04-05
Phil Barton	Austin, TX, United States	2016-04-05
Kevin Lee	Austin, TX, United States	2016-04-05
Connie Vaughan	Austin, TX, United States	2016-04-05
Johnathan Wahlers	Austin, TX, United States	2016-04-05
Madelaine Kleid	Austin, TX, United States	2016-04-05
Buddy Miller	Austin, TX, United States	2016-04-05
Donald Wysocki	Austin, TX, United States	2016-04-05
Matthew Parsons	Austin, TX, United States	2016-04-05
Kata Carbone	Austin, TX, United States	2016-04-05

Name	Location	Date
David Stence	Austin, TX, United States	2016-04-05
Wendy Moore	Austin, TX, United States	2016-04-05
Roxanne Hendricks	San Diego, CA, United States	2016-04-05
Sofia Casini	Austin, TX, United States	2016-04-05
Thomas Willi	Austin, TX, United States	2016-04-05
Angie Rhem	Austin, TX, United States	2016-04-05
John Robb	Tasman, CA, New Zealand	2016-04-05
Victor Saenz	Austin, TX, United States	2016-04-05
Jay Carpenter	Austin, TX, United States	2016-04-05
Cathy Negrel	Austin, TX, United States	2016-04-05
chris palaz	Austin, TX, United States	2016-04-05
Patty Soule	Austin, TX, United States	2016-04-05
Suzi Sands	Austin, TX, United States	2016-04-05
Laura Sharp	Austin, TX, United States	2016-04-05
Jennifer Parten	Austin, TX, United States	2016-04-05
Tem Clayton	Austin, TX, United States	2016-04-05
Mark Zuefeldt	Austin, TX, United States	2016-04-05
Kareem Hajjar	Belmont, TX, United States	2016-04-05
Max Rohleder	Austin, TX, United States	2016-04-05
Jason Fernandez	Austin, TX, United States	2016-04-05
Deb Sorrells	Austin, TX, United States	2016-04-05
Jeff Stephens Stephens	Austin, TX, United States	2016-04-05
Nicole Williams	Austin, TX, United States	2016-04-05
Marita Leonard	Austin, TX, United States	2016-04-05
Pamela Snell	Austin, TX, United States	2016-04-05
Deborah Besch	Austin, TX, United States	2016-04-05
JJ Morales	Penitas, TX, United States	2016-04-05
Kerry Edwards	Austin, TX, United States	2016-04-05
Jeremy King	Austin, TX, United States	2016-04-05
Kathleen Parsons	Millerton, PA, United States	2016-04-05
Amy Wood	Austin, TX, United States	2016-04-05
Becky Beaver	Austin, TX, United States	2016-04-05

Name	Location	Date
Catherine Kyle	Austin, TX, United States	2016-04-05
Craig Foster	Austin, TX, United States	2016-04-05
Kathy Marcus	Austin, TX, United States	2016-04-05
Aditya Rustgi	Austin, TX, United States	2016-04-05
Susan Henderson	Austin, TX, United States	2016-04-05
Carmen Bradford	Austin, TX, United States	2016-04-05
Aaron Starr	Austin, TX, United States	2016-04-05
Brunie Drumond	Austin, TX, United States	2016-04-05
Lanith Derryberry	Austin, TX, United States	2016-04-05
Jessica Sterns	Austin, TX, United States	2016-04-05
Britton Parnell	Austin, TX, United States	2016-04-05
kym beckwith	terlingua, TX, United States	2016-04-05
Kristine Poland	Austin, TX, United States	2016-04-05
Liath Appleton	Austin, TX, United States	2016-04-05
Maria Raper	Austin, TX, United States	2016-04-05
Sean Dunn	Austin, TX, United States	2016-04-05
Nancy Hanus	Blanco, TX, United States	2016-04-05
Susie fowler	Spicewood, TX, United States	2016-04-05
Brigitte Tait	San Marcos, TX, United States	2016-04-05
JOHN bello	Austin, TX, United States	2016-04-05
Sharon Watkins	Austin, TX, United States	2016-04-05
Jonathan Timmons	Austin, TX, United States	2016-04-05
Kathleen Vermillion	Austin, TX, United States	2016-04-05
Sherry Smith	Austin, TX, United States	2016-04-05
Nancy McMillen	Austin, TX, United States	2016-04-05
Ann Chris Beggs	Austin, TX, United States	2016-04-05
Tammy Starling	Austin, TX, United States	2016-04-05
Jean Rigatti	Austin, TX, United States	2016-04-05
Cynthia H Kozmetsky	Austin, TX, United States	2016-04-05
Michael Ritter	Austin, TX, United States	2016-04-05
Todd Thompson	Austin, TX, United States	2016-04-05
Darcie Fromholz	Austin, TX, United States	2016-04-05

Name	Location	Date
Rebecca Gibbs	Austin, TX, United States	2016-04-05
John Robey	Austin, TX, United States	2016-04-05
Carissa Milam	Austin, TX, United States	2016-04-05
Robert Ortiz	San Francisco, CA, United States	2016-04-05
Ann Blanz	Austin, TX, United States	2016-04-05
Katherine Crenshaw	Austin, TX, United States	2016-04-05
Juliee Beyt	Austin, TX, United States	2016-04-05
jason decker	Austin, TX, United States	2016-04-05
hayden housson	san antonio, TX, United States	2016-04-05
Michelle Gatto	Austin, TX, United States	2016-04-05
Janis Beck	Austin, TX, United States	2016-04-05
Elle Martin	Austin, TX, United States	2016-04-05
Deborah Pearson	Austin, TX, United States	2016-04-05
Susan Dore	Austin, TX, United States	2016-04-05
Nancy Lann	Austin, TX, United States	2016-04-05
Dianna Gielstra	Austin, TX, United States	2016-04-05
Kim Treadaway	Austin, TX, United States	2016-04-05
Judy Roby	Austin, TX, United States	2016-04-05
Keri Bryan	Austin, TX, United States	2016-04-05
Heather Johnson	Austin, TX, United States	2016-04-05
Valerie Siewert	Austin, TX, United States	2016-04-05
Erick Del cid	Austin, TX, United States	2016-04-05
Tucker Thurman	Austin, TX, United States	2016-04-05
Shelly Ogle	Austin, TX, United States	2016-04-05
Libby Farris	Austin, TX, United States	2016-04-05
Mandi McDaniel	Austin, TX, United States	2016-04-05
William Paver	Austin, TX, United States	2016-04-05
John Volz	Austin, TX, United States	2016-04-05
D B	Austin, TX, United States	2016-04-05
pam normandy	Austin, TX, United States	2016-04-05
Erika Swanner	Austin, TX, United States	2016-04-05
Meagan Labunski	Austin, TX, United States	2016-04-05

Name	Location	Date
Karen Saenz	Austin, TX, United States	2016-04-05
Beth Condon	Austin, TX, United States	2016-04-05
nancy scanlan	Austin, TX, United States	2016-04-05
Kristopher Alles	Houston, TX, United States	2016-04-05
Nina Faulkner	austin, TX, United States	2016-04-05
Polly Sparrow	Austin, TX, United States	2016-04-05
Thomas Wald	Austin, TX, United States	2016-04-05
Jennifer Paris	Austin, TX, United States	2016-04-05
Kari Lavelle	Austin, TX, United States	2016-04-05
Patrick Fuller	Austin, TX, United States	2016-04-05
Ty Allen	Austin, TX, United States	2016-04-05
Geoff Mueller	Austin, TX, United States	2016-04-05
Daisy Bennett	Austin, TX, United States	2016-04-05
Lori Kangun	Austin, TX, United States	2016-04-05
mary reed	austin, TX, United States	2016-04-05
Brandon Bauer	Austin, TX, United States	2016-04-05
Craig Dale	Austin, TX, United States	2016-04-05
Rachel Truair	Austin, TX, United States	2016-04-05
Kay Nettle	Manor, TX, United States	2016-04-05
Jennifer Rodgers	Austin, TX, United States	2016-04-05
Kuruvila Mani	Austin, TX, United States	2016-04-05
Laura Rice	Austin, TX, United States	2016-04-05
Michael Rudzki	Austin, TX, United States	2016-04-05
Susan Weber	Austin, TX, United States	2016-04-05
Adriana Iglesias	Austin, TX, United States	2016-04-05
Elizabeth Anderson	Austin, TX, United States	2016-04-05
Emily Tracy-Haas	Los Angeles, CA, United States	2016-04-05
Erica Kerns	San Antonio, TX, United States	2016-04-05
Elizabeth Haltom	Austin, TX, United States	2016-04-05
Allan Weinberger	Austin, TX, United States	2016-04-05
Daniel Crandall	Grants Pass, OR, United States	2016-04-05
Alyssa Riley Hill	Austin, TX, United States	2016-04-05

Name	Location	Date
Julie Otsuki	Austin, TX, United States	2016-04-05
Gwen Delk	Austin, TX, United States	2016-04-05
nathan griffith	Austin, TX, United States	2016-04-05
Kathy Shafer	Austin, TX, United States	2016-04-05
Travis Bryant	Austin, TX, United States	2016-04-05
Amy Zeinner	Austin, TX, United States	2016-04-05
Caroline Joyner	Austin, TX, United States	2016-04-05
Angela Melina Raab	Austin, TX, United States	2016-04-05
Brooks Nettleship	Austin, TX, United States	2016-04-05
Greg Bass	Austin, TX, United States	2016-04-05
Kim Zipfel	AUSTIN, TX, United States	2016-04-05
Autumn Keiser	Austin, TX, United States	2016-04-05
patsy keef	Austin, TX, United States	2016-04-05
Cassie Park	Austin, TX, United States	2016-04-05
Lauren Beck	Austin, TX, United States	2016-04-05
Shirley Nichols	Austin, TX, United States	2016-04-05
Mary Ann Noble	Leander, TX, United States	2016-04-05
Carrah Roy	Austin, TX, United States	2016-04-05
Joyce Gill	Georgetown, TX, United States	2016-04-05
Carrie Becker	Austin, TX, United States	2016-04-05
Kathleen Smith	Austin, TX, United States	2016-04-05
Debbie Severinson	Austin, TX, United States	2016-04-05
Sandi Spicer-Moore	Austin, TX, United States	2016-04-06
Andrea Saenz	Round Rock, TX, United States	2016-04-06
Jane Sharpe	Austin, TX, United States	2016-04-06
Aimee Hookstra	Austin, TX, United States	2016-04-06
Lisa Davila	Austin, TX, United States	2016-04-06
Natalie Allsup-edwards	Salt Lake City, UT, United States	2016-04-06
Catherine Ludeman	Austin, TX, United States	2016-04-06
Jerry Suva	Austin, TX, United States	2016-04-06
Christine Shaw	Austin, TX, United States	2016-04-06
William Corbett	Austin, TX, United States	2016-04-06

Name	Location	Date
Lauren Neil	Austin, TX, United States	2016-04-06
Karen Owens	Austin, TX, United States	2016-04-06
Suzanna Ramos	Austin, TX, United States	2016-04-06
Kelley Novak	Austin, TX, United States	2016-04-06
Heather Miller	Austin, TX, United States	2016-04-06
rebecca redwood	Austin, TX, United States	2016-04-06
Bradley Fink	Austin, TX, United States	2016-04-06
julie lauterstein	Austin, TX, United States	2016-04-06
Alexa Mar	Austin, TX, United States	2016-04-06
Anna Lee	Austin, TX, United States	2016-04-06
tona pittman	austin, TX, United States	2016-04-06
Cary Jackson	Austin, TX, United States	2016-04-06
Shelbie White	Austin, TX, United States	2016-04-06
Todd Shaw	Austin, TX, United States	2016-04-06
Kate Harrington	Austin, TX, United States	2016-04-06
Tom Buchele-Wenner	Austin, TX, United States	2016-04-06
William Dewberry	Austin, TX, United States	2016-04-06
Mary Guthrie	Austin, TX, United States	2016-04-06
Traa Anders	Austin, TX, United States	2016-04-06
carol burton	Austin, TX, United States	2016-04-06
Maria Shaw	Austin, TX, United States	2016-04-06
Keri Cassel	Pflugerville, TX, United States	2016-04-06
Mikila Zaorski	Dallas, TX, United States	2016-04-06
Paula Cox	Austin, TX, United States	2016-04-06
Anne Mignatti	Austin, TX, United States	2016-04-06
Stephanie Petersen	Austin, TX, United States	2016-04-06
Janice Samuelson	Austin, TX, United States	2016-04-06
Diana hyland	Austin, TX, United States	2016-04-06
Ted Ducote	Austin, TX, United States	2016-04-06
Russell Arnold	Austin, TX, United States	2016-04-06
Darylin Nagy	Austin, TX, United States	2016-04-06
Stephen Marshall	Austin, TX, United States	2016-04-06

Name	Location	Date
Holly Scofield	Austin, TX, United States	2016-04-06
Gregory Carter	Austin, TX, United States	2016-04-06
John Griessen	Austin, TX, United States	2016-04-06
Jennifer Allen-Butler	Austin, TX, United States	2016-04-06
Mark Wells	Austin, TX, United States	2016-04-06
cindy fisher	Austin, TX, United States	2016-04-06
Leslie Martin	austin, TX, United States	2016-04-06
Justin Swanson	Austin, TX, United States	2016-04-06
Kelso King	Austin, TX, United States	2016-04-06
Patty Williams	Austin, TX, United States	2016-04-06
Molly Hinds	Austin, TX, United States	2016-04-06
Barbara Brown	Austin, TX, United States	2016-04-06
Kate Warren	Austin, TX, United States	2016-04-06
Ty Schlegel	Austin, TX, United States	2016-04-06
Gigi Taylor	Austin, TX, United States	2016-04-06
Maureen Cole	Austin, TX, United States	2016-04-06
Angie H Patterson	Austin, TX, United States	2016-04-06
Kristin Fisher	Austin, TX, United States	2016-04-06
Leah Payne	Austin, TX, United States	2016-04-06
Casey Cook	Austin, TX, United States	2016-04-06
Nicole Wayman	Austin, TX, United States	2016-04-06
shana ellison	Austin, TX, United States	2016-04-06
Kathleen Monte	Austin, TX, United States	2016-04-06
Barbara Gibson	Austin, TX, United States	2016-04-06
Charles Barksdale	Austin, TX, United States	2016-04-06
Jen Silver	Austin, TX, United States	2016-04-06
Deaton Bednar	Austin, TX, United States	2016-04-06
Barbara Mahler	Austin, TX, United States	2016-04-06
Rindy Fox	Austin, TX, United States	2016-04-06
Laura Bauman	Austin, TX, United States	2016-04-06
Janet Adams	Austin, TX, United States	2016-04-06
Doug Simmer	Austin, TX, United States	2016-04-06

Name	Location	Date
mozelle white	austin, TX, United States	2016-04-06
Steven Moore	Austin, TX, United States	2016-04-06
mike lavigne	Austin, TX, United States	2016-04-06
John Taylor	Austin, TX, United States	2016-04-06
Katherine Patton	Austin, TX, United States	2016-04-06
Adrian Skinner	Austin, TX, United States	2016-04-06
David Conner	Austin, TX, United States	2016-04-06
Jim McCulloch	Austin, TX, United States	2016-04-06
Tom Friedrich	Austin, TX, United States	2016-04-06
S Simmer	Austin, TX, United States	2016-04-06
Seth Johnson	Austin, TX, United States	2016-04-06
Liz Franklin	Austin, TX, United States	2016-04-06
Maximilian Ekesi	Austin, TX, United States	2016-04-06
Megan Haley	Austin, TX, United States	2016-04-06
Kathryn Millan	Austin, TX, United States	2016-04-06
Peggy Seely	Austin, TX, United States	2016-04-06
Miranda Woolfolk	Austin, TX, United States	2016-04-06
Shelley Madsen	Austin, TX, United States	2016-04-06
Kerstin Ackerman	Harper, TX, United States	2016-04-06
Amon Burton	Austin, TX, United States	2016-04-06
Eric Mickelson	Austin, TX, United States	2016-04-06
Susan Marshall	Austin, TX, United States	2016-04-06
Cathleen McGarity	Austin, TX, United States	2016-04-06
Shane Herman	Austin, TX, United States	2016-04-06
Marcus Wilson	Austin, TX, United States	2016-04-06
Cielle Ritter-Flnch	Austin, TX, United States	2016-04-06
dee jackson	Austin, TX, United States	2016-04-06
Sandra Burchsted	Austin, TX, United States	2016-04-06
Michelle Hedden	Austin, TX, United States	2016-04-06
Cristina Perez Guembe	Barañain, Spain	2016-04-06
Peggy Moore	Austin, TX, United States	2016-04-06
Jenell Wilmot	Austin, TX, United States	2016-04-06

Name	Location	Date
Boe Thompson	Austin, TX, United States	2016-04-06
Patsy Tankersley	Austin, TX, United States	2016-04-06
Robert Irish	Austin, TX, United States	2016-04-06
Jim Vest	Austin, TX, United States	2016-04-06
Ian Baronofsky	Austin, TX, United States	2016-04-06
W. Krause	Austin, TX, United States	2016-04-07
Jason Savage	Austin, TX, United States	2016-04-07
L. C. Krause	Austin, TX, United States	2016-04-07
Lori Czop Assaf	Austin, TX, United States	2016-04-07
Leo esquibel	Austin, TX, United States	2016-04-07
Chris S	Austin, TX, United States	2016-04-07
Holly Moffitt	Austin, TX, United States	2016-04-07
Rose Blanchard	Austin, TX, United States	2016-04-07
Debra Bailey	Austin, TX, United States	2016-04-07
Cali Chidester	Austin, TX, United States	2016-04-07
Meredith Brethe	Austin, TX, United States	2016-04-07
Clara Morrissey	Austin, TX, United States	2016-04-07
Elva Mendoza	Austin, TX, United States	2016-04-07
Diana Orta	Austin, TX, United States	2016-04-07
Wallis Goodman	Austin, TX, United States	2016-04-07
Ken Barnes	Nacogdoches, TX, United States	2016-04-07
Nona Farris	Austin, TX, United States	2016-04-07
Becca Dobberfuhl	Austin, TX, United States	2016-04-07
Erika Bsumek	Austin, TX, United States	2016-04-07
Amy Strong	Austin, TX, United States	2016-04-07
Eileen Priya	Austin, TX, United States	2016-04-07
Sharon Brown	Austin, TX, United States	2016-04-07
Heather Hunziker	Austin, TX, United States	2016-04-07
Katherine LeCompte	Austin, TX, United States	2016-04-07
Edwin Johnson	Austin, TX, United States	2016-04-07
Jeff Rogers Jr.	Austin, TX, United States	2016-04-07
Isaac Martinez	Austin, TX, United States	2016-04-07

Name	Location	Date
John Keohane	Austin, TX, United States	2016-04-07
Christy Miller	Austin, TX, United States	2016-04-07
Paula Rhodes	Austin, TX, United States	2016-04-07
William McBride	Austin, TX, United States	2016-04-07
Caleb Stafford	Austin, TX, United States	2016-04-07
Steven Hemmeline	Austin, TX, United States	2016-04-07
Katherine Schonert	Austin, TX, United States	2016-04-07
stephanie ashworth	austin, TX, United States	2016-04-07
Brynn Rinehart	Austin, TX, United States	2016-04-07
Katy Schreur	Austin, TX, United States	2016-04-08
Mollie Davis	Austin, TX, United States	2016-04-08
Alison Takata	Austin, TX, United States	2016-04-08
Amy Chamberlain	Austin, TX, United States	2016-04-08
Kalinda Howe	Austin, TX, United States	2016-04-08
Jessica Brier	Los Angeles, CA, United States	2016-04-08
Meredith Wither	Austin, TX, United States	2016-04-08
Robert Olwell	Austin, TX, United States	2016-04-08
James Phares	Austin, TX, United States	2016-04-08
Damon Osgood	Austin, TX, United States	2016-04-08
Margaret Elder	Austin, TX, United States	2016-04-08
Ed Wallace	Austin, TX, United States	2016-04-08
Jennifer Naman	Austin, TX, United States	2016-04-08
Tracy tull	Austin, TX, United States	2016-04-08
Richard Wright	Austin, TX, United States	2016-04-09
Vicki DeWeese	Austin, TX, United States	2016-04-09
LM Render	Austin, TX, United States	2016-04-09
Casey Burns	Austin, TX, United States	2016-04-09
Jill Swanson	Austin, TX, United States	2016-04-09
Morgan Howard	Amarillo, TX, United States	2016-04-09
Trish Sierer	Austin, TX, United States	2016-04-09
Karen Collier	Austin, TX, United States	2016-04-09
Karen Carter	Lewisville, TX, United States	2016-04-09

Name	Location	Date
Linds Smith	Austin, TX, United States	2016-04-09
Tink Hardwick	Austin, TX, United States	2016-04-09
dinny peterson	Austin, TX, United States	2016-04-10
Stephanie Smith	Austin, TX, United States	2016-04-10
Mary Sargent	Austin, TX, United States	2016-04-10
Cameron Labunski	Austin, TX, United States	2016-04-10
melanie mcleroy	Austin, TX, United States	2016-04-10
Stephen Cook	Austin, TX, United States	2016-04-10
Gerald Delk	Austin, TX, United States	2016-04-10
Adam Guequierre	Austin, TX, United States	2016-04-10
Jan Mabley	Austin, TX, United States	2016-04-11
Will Grover	Austin, TX, United States	2016-04-11
David Grover	Austin, TX, United States	2016-04-11
SARAH FOWLER	AUSTIN, TX, United States	2016-04-11
andrea lasseter	austin, TX, United States	2016-04-11
ernest mckenney	Austin, TX, United States	2016-04-11
Connor Matthews	Austin, TX, United States	2016-04-11
Laur Bailie	Austin, TX, United States	2016-04-11
Jeffrey Archer	Austin, TX, United States	2016-04-11
Pam Knight	Austin, TX, United States	2016-04-12
Amy Cline	Austin, TX, United States	2016-04-12
Christine Sweeney	Austin, TX, United States	2016-04-13
Beth Weber	Austin, TX, United States	2016-04-17
Gloria Hernandez	Austin, TX, United States	2016-04-18
Isabel Hamlet	Austin, TX, United States	2016-04-18
Christy Troutman	Houston, TX, United States	2016-04-19
Azim Hajjar	Austin, TX, United States	2016-04-19
Mary Abell	Austin, TX, United States	2016-04-22
Holly Day	Austin, TX, United States	2016-04-23
Dianne Mountain	Austin, TX, United States	2016-04-25
Michelle WALD	Austin, TX, United States	2016-04-28
Collette Antoine Flukinger	Austin, TX, United States	2016-05-01

Name	Location	Date
Tracy Foerster	Round Rock, TX., TX, United States	2016-06-13
Laurie Baucum	San Antonio, TX, United States	2016-06-17
jenny lawson	Austin, TX, United States	2016-06-17
Patricia Micks	Cedar Park, TX, United States	2016-06-17
Kaytlen Powers	Austin, TX, United States	2016-06-17
Kathy Caldwell	AUSTIN, TX, United States	2016-06-18

Petition Signatures by City

	Name	City	State	Postal Code	Country
1	Deborah Ellison	ausitn	Texas	78702	United States
2	Pim Mayo	Austin	Texas	78731	United States
3	mary harvey	austin	Texas	78705	United States
4	Paula Gordon	Austin	Texas	78731	United States
5	Chris Allen	Austin	Texas	78756	United States
6	tara levy	austin	Texas	78756	United States
7	Daniel De La Garza	Austin	Texas	78731	United States
8	Sara Speights	Austin	Texas	78731	United States
9	Echo Bond	Austin	Texas	78756	United States
10	anita sybesma	Austin	Texas	78731	United States
11	Jeremy Maurer	Austin	Texas	78731	United States
12	Jeff Mayo	Austin	Texas	78731	United States
13	Julie Hardwick	Austin	Texas	78756	United States
14	Beverly Veltman	Austin	Texas	78724	United States
15	Rowena Dasch	Austin	Texas	78705	United States
16	Judith Morris	Austin	Texas	78757	United States
17	Sandy Muir	Austin	Texas	78731	United States
18	Luke Stence	Austin	Texas	78731	United States
19	Wes Gandy	Austin	Texas	78731	United States
20	Nancy Goodman-Gill	Austin	Texas	78731	United States
21	Carolyn Mixon	Austin	Texas	78731	United States
22	Sharon Blythe	Austin	Texas	78750	United States
23	Karen McLinden	Austin	Texas	78756	United States
24	Anne Herman	Austin	Texas	78745	United States
25	Marianne Sanders	Austin	Texas	78756	United States
26	shorey russell	Austin	Texas	78757	United States
27	Latha Joyce	Austin	Texas	78731	United States
28	Angela Coleman	Austin	Texas	78756	United States
29	Roseanne Giordani	Austin	Texas	78731	United States
30	Julia Grossman	Austin	Texas	78732	United States
31	Dan Bost	Austin	Texas	78731	United States
32	Alana Mallard	Austin	Texas	78731	United States
33	Sharane Wang	Austin	Texas	78722	United States
34	Dawn Lewis	Austin	Texas	78731	United States
35	Marsha Riti	Austin	Texas	78751-2211	United States
36	Suzanne Estes	Austin	Texas	78731	United States
37	Jeff Pennell	Austin	Texas	78731	United States
38	Kim Meyer	Austin	Texas	78746	United States
39	Jason Roe	Austin	Texas	78757-1706	United States
40	Donna Ford	Austin	Texas	78731	United States
41	Ryan PirkI	Austin	Texas	78756	United States
42	Audrea Moyers	Austin	Texas	78758	United States
43	Ashley Martin	Austin	Texas	78704	United States
44	Sarah Hunter	Austin	Texas	78731	United States

Petition Signatures by City

45	Peggy Maceo	Austin	Texas	78757	United States
46	Ryann Rathbone	Austin	Texas	78751	United States
47	Amy Wood	Austin	Texas	78731	United States
48	Trisha Shepard	Austin	Texas	78703-3036	United States
49	Cynthia Keohane	Austin	Texas	78756	United States
50	Don Redmond	Austin	Texas	78731	United States
51	Elizabeth Anderson	Austin	Texas	78705	United States
52	James Parker	Austin	Texas	78731	United States
53	Brad Parsons	Austin	Texas	78731	United States
54	Bennett Brier	Austin	Texas	78731	United States
55	Aamer Shaukat	Austin	Texas	78731	United States
56	Judy W Sargent	Austin	Texas	78731	United States
57	Daniel Joyce	Austin	Texas	78731	United States
58	renee Keeney	Austin	Texas	78757	United States
59	Janet Delaney	Austin	Texas	78731	United States
60	brian horst	Austin	Texas	78705	United States
61	Kent Johnson	Austin	Texas	78731	United States
62	Erin Friedman	Austin	Texas	78731	United States
63	Simon Tassano	Austin	Texas	78735	United States
64	Jennifer Vickers	Austin	Texas	78765-4279	United States
65	Joan Brook	Austin	Texas	78731	United States
66	Sue Bass	Austin	Texas	78704	United States
67	Philip Courtois	Austin	Texas	78731	United States
68	Elizabeth Newkirk	Austin	Texas	78731	United States
69	Grayson Cox	Austin	Texas	78731	United States
70	Don Williams	Austin	Texas	78759	United States
71	Melissa Page	Austin	Texas	78755	United States
72	Eva Hawley	Austin	Texas	78704	United States
73	Holly houser	Austin	Texas	78731	United States
74	Christine Galida	Austin	Texas	78751-1124	United States
75	Cat Jeanes	Austin	Texas	78731	United States
76	Toni Ardizzone	Austin	Texas	78756	United States
77	Vallarie Sinclair	Austin	Texas	78759	United States
78	Cyral Miller	Austin	Texas	78756	United States
79	Kerren Campa	Austin	Texas	78756	United States
80	Kim Relph	Austin	Texas	78756	United States
81	JACOB LORFING	Austin	Texas	78756	United States
82	Sherry Grona	Austin	Texas	78752	United States
83	Kathy Cloyd	Austin	Texas	78731	United States
84	DeAnn Friedholm	Austin	Texas	78756	United States
85	Kristin Asthalter	Austin	Texas	78704	United States
86	Maida Barbour	Austin	Texas	78731	United States
87	Celia Mange	Austin	Texas	78731	United States
88	Tracy Kuhn	Austin	Texas	78756	United States
89	Cynthia Stein	Austin	Texas	78745	United States

Petition Signatures by City

90	Richard Denneu	Austin	Texas	78731	United States
91	Wendy Albrecht	Austin	Texas	78704	United States
92	A P David	Austin	Texas	78705	United States
93	Susan Dial	Austin	Texas	78756	United States
94	Zarqua Khan	Austin	Texas	78756	United States
95	Erika Brown	Austin	Texas	78756	United States
96	Torgny Stadler	Austin	Texas	78756	United States
97	Judy Nolte	Austin	Texas	78756	United States
98	Betty Littrell	Austin	Texas	78731	United States
99	Carol Wagner	Austin	Texas	78756	United States
100	Ken Nolte	Austin	Texas	78756	United States
101	Jan Justice	Austin	Texas	78756	United States
102	Nancy Day	Austin	Texas	78745	United States
103	Elizabeth Tieman	Austin	Texas	78756	United States
104	Edith Kemp	Austin	Texas	78756	United States
105	Ellen Reeder	Austin	Texas	78731	United States
106	Mary Kahle	Austin	Texas	78731	United States
107	Linda Collins	Austin	Texas	78756	United States
108	D Lopez	Austin	Texas	78731	United States
109	Drew Bixby	Austin	Texas	78731	United States
110	John Dodson	Austin	Texas	78705	United States
111	Kelly Schaub	Austin	Texas	78751	United States
112	Chris Treadaway	Austin	Texas	78756	United States
113	Karen Rooff	Austin	Texas	78731	United States
114	Margaret Powis	Austin	Texas	78756	United States
115	Amy Hautt	Austin	Texas	78756	United States
116	Victoria Goodman	Austin	Texas	78751	United States
117	David Hibbs	Austin	Texas	78749	United States
118	Kevin Ford	Austin	Texas	78731	United States
119	Michael Holleran	Austin	Texas	78731	United States
120	Kelly Reilley	Austin	Texas	78731	United States
121	Reza Koohrangpour	Austin	Texas	78731	United States
122	Merrily Porter	Austin	Texas	78731	United States
123	David Garcia	Austin	Texas	78756	United States
124	Stephanie Savage	Austin	Texas	78731-6148	United States
125	Betsy Brown	Austin	Texas	78731	United States
126	Shahnaz Koohrang	Austin	Texas	78759	United States
127	Mahnaz Koohrang	Austin	Texas	78759	United States
128	Dale Gray	Austin	Texas	78756	United States
129	RANLEIGH HIRSH	Austin	Texas	78731	United States
130	Mark Sainsbury	Austin	Texas	78751	United States
131	John Lethco	Austin	Texas	78749-1786	United States
132	Patty Mitzel	Austin	Texas	78748	United States
133	sabrina bradley	Austin	Texas	78731	United States
134	Jack Risley	Austin	Texas	78756	United States

Petition Signatures by City

135	Jamie Thompson	Austin	Texas	78756	United States
136	Gabby Ybarra	Austin	Texas	78753	United States
137	Regina Allen	Austin	Texas	78756	United States
138	Nancy Levack	Austin	Texas	78723	United States
139	Catherine Attaway-Krueger	Austin	Texas	78756	United States
140	Julie Wauchope	Austin	Texas	78756	United States
141	Kristen Hotopp	Austin	Texas	78702	United States
142	Cathy Bennett	Austin	Texas	78731	United States
143	Michael Castillo	Austin	Texas	78757	United States
144	John Fruehe	Austin	Texas	78756	United States
145	Marian Alexander	Austin	Texas	78731	United States
146	Leslie Cohen	Austin	Texas	78731	United States
147	Justin Smith	Austin	Texas	78731	United States
148	melanie jones	Austin	Texas	78731	United States
149	Deborah D. Tucker	Austin	Texas	78756	United States
150	Sara Summers	Austin	Texas	78731	United States
151	Juliet Garcia	Austin	Texas	78757	United States
152	Beverly Dunn	Austin	Texas	78703	United States
153	Joy Sottile	Austin	Texas	78701	United States
154	celeste schenck	Austin	Texas	78756	United States
155	Nick Zappitelli	Austin	Texas	78756	United States
156	Kelly Lancaster	Austin	Texas	78756	United States
157	susan conroy	Austin	Texas	78731	United States
158	Paula Martin	Austin	Texas	78703	United States
159	John Sanford	Austin	Texas	78731	United States
160	Angela Williams	Austin	Texas	78731	United States
161	Isis Valencia	Austin	Texas	78723	United States
162	Samantha Sanford	Austin	Texas	78731	United States
163	Jeremy Miller	Austin	Texas	78756	United States
164	Jennifer Thompson	Austin	Texas	78711-2108	United States
165	Susan Thompson	Austin	Texas	78756	United States
166	Margaret English-Knipp	Austin	Texas	78757	United States
167	glenda adkinson	austin	Texas	78756	United States
168	Sarah Koohrangpour	Austin	Texas	78731	United States
169	Melanie Martin	Austin	Texas	78723	United States
170	James Stoker	Austin	Texas	78756	United States
171	Monica Cox	Austin	Texas	78746	United States
172	Rob Abraham	Austin	Texas	78756	United States
173	Drew Bradford	Austin	Texas	78731	United States
174	Melissa Lopez	Austin	Texas	78756	United States
175	John Roof	Austin	Texas	78731	United States
176	Megan White	Austin	Texas	78756	United States
177	L. Schreve	Austin	Texas	78756	United States
178	Mina Loomis	Austin	Texas	78756	United States
179	B Glaser	Austin	Texas	78756	United States

Petition Signatures by City

180	Anne Heinen	Austin	Texas	78705	United States
181	Rick Reeder	Austin	Texas	78731	United States
182	Linda Anderson	Austin	Texas	78751	United States
183	cassy shaukat	Austin	Texas	78731	United States
184	Gina Akin	Austin	Texas	78731	United States
185	Deborah DeStefano	Austin	Texas	78756	United States
186	Noelle Boyle	Austin	Texas	78756	United States
187	Tony Fryer	Austin	Texas	78756	United States
188	Laura Cooper	Austin	Texas	78757	United States
189	Katherine Willis	Austin	Texas	78731	United States
190	Justin Tajchman	Austin	Texas	78731	United States
191	FREDERICK ZEINNER	Austin	Texas	78731	United States
192	Stephen Witt	Austin	Texas	78731	United States
193	Jennifer Henry	Austin	Texas	78757	United States
194	Helen Young	Austin	Texas	78756	United States
195	Cara Taylor	Austin	Texas	78757	United States
196	Diane Swinney	Austin	Texas	78757	United States
197	J.J. van Sitteren	Austin	Texas	78703	United States
198	Jerry Young	Austin	Texas	78756	United States
199	Gary Culpepper	Austin	Texas	78731	United States
200	Ginger Fosdick	Austin	Texas	78731	United States
201	Kathryn Wahlers	Austin	Texas	78731	United States
202	Jim Thompson	Austin	Texas	78756	United States
203	Ann Palmer	Austin	Texas	78756	United States
204	Crystal Cao	Austin	Texas	78731	United States
205	John Hrnclir	Austin	Texas	78731	United States
206	Gail Gemberling	Austin	Texas	78756	United States
207	Dan Dean	Austin	Texas	78765	United States
208	Michelle Brinkman	Austin	Texas	78752	United States
209	Michael McCluskey	Austin	Texas	78756	United States
210	Catherine Best	Austin	Texas	78757	United States
211	James Parker	Austin	Texas	78757	United States
212	Anne Miller	Austin	Texas	78756	United States
213	Luis Venitucci	Austin	Texas	78757	United States
214	Paul Borelli	Austin	Texas	78757	United States
215	Amy McFarland	Austin	Texas	78731	United States
216	Linda Sheehan	Austin	Texas	78757	United States
217	Amity Courtois	AUSTIN	Texas	78731	United States
218	Colleen Jamison	Austin	Texas	78731	United States
219	Thomas Applewhite	Austin	Texas	78704	United States
220	Mark v. G.	Austin	Texas	78757	United States
221	Richard Relph	Austin	Texas	78756	United States
222	Karen S	Austin	Texas	78751	United States
223	Michael Hernandez	Austin	Texas	78734	United States
224	Donna Ingram	Austin	Texas	78731	United States

Petition Signatures by City

225	Susan Greene	Austin	Texas	78750	United States
226	Anita Boyd	Austin	Texas	78734	United States
227	tim hahn	Austin	Texas	78731	United States
228	Molly Minor	Austin	Texas	78703	United States
229	Kirsten Tait	Austin	Texas	78731	United States
230	Elaine Goodson	Austin	Texas	78731	United States
231	Anne Helmick-Lyon	Austin	Texas	78756	United States
232	Patricia White	Austin	Texas	78757	United States
233	Jon Anderson	Austin	Texas	78748	United States
234	Erik Madrid	Austin	Texas	78757	United States
235	Josephine Macaluso	Austin	Texas	78731	United States
236	Sarah Angulo	Austin	Texas	78731	United States
237	Susan Somerville	Austin	Texas	78756	United States
238	Emily Keith	Austin	Texas	78759	United States
239	Annie Arnold	Austin	Texas	78727	United States
240	Carol Cain	Austin	Texas	78732	United States
241	Halie Beckham	Austin	Texas	78727	United States
242	Linda Lansdowne	Austin	Texas	78731	United States
243	Ed Jassin	Austin	Texas	78746	United States
244	Katie Lawrence	Austin	Texas	78704	United States
245	Matthew Bracht	Austin	Texas	78749	United States
246	Rachel Robillard	Austin	Texas	78731	United States
247	Montana Piñeyro	Austin	Texas	78756	United States
248	tiffany peters	Austin	Texas	78731	United States
249	Andrea Bradford	Austin	Texas	78731	United States
250	Austin Arnold	Austin	Texas	78727	United States
251	Tracy Sole	Austin	Texas	78756	United States
252	Gayle Worley	Austin	Texas	78757	United States
253	Heather Rigsbee	Austin	Texas	78749	United States
254	Julia Ward	Austin	Texas	78722	United States
255	Jonathan Brumley	Austin	Texas	78756	United States
256	Patty Coffman	Austin	Texas	78756	United States
257	Malcolm Nelson	Austin	Texas	78704	United States
258	Marjorie Boulden	Austin	Texas	78705	United States
259	L Cowan	Austin	Texas	78731	United States
260	Keith Baron	Austin	Texas	78748	United States
261	David Norris	Austin	Texas	78731	United States
262	Bruce Baldwin	Austin	Texas	78731	United States
263	Brady Beckham	Austin	Texas	78727	United States
264	Maureen Milligan	Austin	Texas	78731	United States
265	Annette Stachowitz	Austin	Texas	78756	United States
266	Ashley Thompson	Austin	Texas	78731	United States
267	Janelle Buchanan	Austin	Texas	78701	United States
268	Megan Jones-Smith	Austin	Texas	78756	United States
269	Emily Barclay	Austin	Texas	78757	United States

Petition Signatures by City

270	LEA SANDOZ	Austin	Texas	78731	United States
271	David Coffman	Austin	Texas	78756	United States
272	Sula Howell	Austin	Texas	78756	United States
273	Katey Steadman	Austin	Texas	78723	United States
274	Ana Denman	Austin	Texas	78731	United States
275	Kent Hemingson	Austin	Texas	78756	United States
276	Mihai Sirbu	Austin	Texas	78731	United States
277	Richard Mountain	Austin	Texas	78756	United States
278	Mandy Watkins	Austin	Texas	78731	United States
279	Amber Laroche	Austin	Texas	78757	United States
280	Jacqueline OKeefe	Austin	Texas	78756	United States
281	Andrey Sokolov	Austin	Texas	78731	United States
282	Gloria Mata Pennington	Austin	Texas	78756	United States
283	Laura Carter	Austin	Texas	78757	United States
284	daniel mejia	Austin	Texas	78759	United States
285	Gina burchenal	Austin	Texas	78703	United States
286	Kimberly Hulley	austin	Texas	78701	United States
287	jeryl schultz	Austin	Texas	78756	United States
288	Andrea McGee	Austin	Texas	78703	United States
289	Elena Daugherty	Austin	Texas	78731	United States
290	Charles Riou	Austin	Texas	78731	United States
291	Mia Burton	Austin	Texas	78756	United States
292	Barbara McArthur	Austin	Texas	78756	United States
293	Katherine Altenbaugh	Austin	Texas	78731	United States
294	Mike Mayberry	Austin	Texas	78731-5502	United States
295	Karla Irvin	Austin	Texas	78703	United States
296	Ron LeBlanc	Austin	Texas	78723	United States
297	David Durbin``	Austin	Texas	78756	United States
298	Martha Cole	Austin	Texas	78757	United States
299	Romalda Allsup	Austin	Texas	78703	United States
300	Richard Martinez	Austin	Texas	78722	United States
301	Wade Prater	Austin	Texas	78751	United States
302	Melinda Horan	Austin	Texas	78756-3904	United States
303	Susan Carter	Austin	Texas	78735	United States
304	Julia Kirby	Austin	Texas	78731	United States
305	Chris Velasquez	Austin	Texas	78702	United States
306	Jon Etkins	Austin	Texas	78757	United States
307	walter fulton	Austin	Texas	78756	United States
308	Julie Klushnik	Austin	Texas	78704	United States
309	Michael Jones	Austin	Texas	78731	United States
310	Martin Rodriguez	Austin	Texas	78731	United States
311	Jon Loyens	Austin	Texas	78756	United States
312	Kristin Knifton	Austin	Texas	78756	United States
313	Kristin Hamlett	Austin	Texas	78723	United States
314	Dubravka Romano	Austin	Texas	78757	United States

Petition Signatures by City

315	betina foreman	Austin	Texas	78739	United States
316	Gloria Hunt	Austin			Ecuador
317	Mark Wilson	Austin	Texas	78756	United States
318	Robert George	Austin	Texas	78756	United States
319	Susan Gillespie	Austin	Texas	78728	United States
320	Patsy Graham	Austin	Texas	78757	United States
321	Michael hoinski	Austin	Texas	78731	United States
322	Gregory Glazner	Austin	Texas	78722	United States
323	Susan Schulz	Austin	Texas	78757	United States
324	Nickolaus Gruendler	Austin	Texas	78727	United States
325	Anne Vargas	Austin	Texas	78731	United States
326	Jennifer Burke	Austin	Texas	78756	United States
327	Tara Kirkland	Austin	Texas	78756	United States
328	Courtney Willenzik	Austin	Texas	78757	United States
329	Whitney Thurman	Austin	Texas	78757	United States
330	Tracee Flowers	Austin	Texas	78752	United States
331	Sheila Reiter	Austin	Texas	78757	United States
332	Jim Lyons	Austin	Texas	78731	United States
333	Grizelda Moreno	Austin	Texas	78723	United States
334	Jessie Pearson	Austin	Texas	78756	United States
335	Teresa Cue'	Austin	Texas	78731	United States
336	Merrell Anne Shearer	Austin	Texas	78757	United States
337	Karen Farnsworth	Austin	Texas	78756	United States
338	Maura Brown	Austin	Texas	78731	United States
339	Flora Batts	Austin	Texas	78727	United States
340	JoAnna Rollings	Austin	Texas	78756	United States
341	Laurie Winnette	Austin	Texas	78756	United States
342	Mary Cunningham	Austin	Texas	78756	United States
343	Amy Schaefer	Austin	Texas	78757	United States
344	Laurel Eskridge	Austin	Texas	78756	United States
345	daniel hernandez	Austin	Texas	78731	United States
346	Kim Ackermann	Austin	Texas	78749	United States
347	Donna Edgar	Austin	Texas	78731	United States
348	Lacy Moore	Austin	Texas	78704	United States
349	Anne Bustard	Austin	Texas	78756	United States
350	Cathy Vasquez-Garcia	Austin	Texas	78703	United States
351	Anna Wilson	Austin	Texas	78757	United States
352	Rich Balcum	Austin	Texas	78731	United States
353	Hilary Saltzman	Austin	Texas	78703	United States
354	Kathryn Harris	Austin	Texas	78731	United States
355	Cynthia Pryor	Austin	Texas	78757	United States
356	Louisa Hoberman	Austin	Texas	78731	United States
357	Michael Dillard	Austin	Texas	78749	United States
358	Donna Samuelson	Austin	Texas	78731	United States
359	Terese Wier	Austin	Texas	78705	United States

Petition Signatures by City

360	Lauren McMullen	Austin	Texas	78731	United States
361	Matthew Durr	Austin	Texas	78757	United States
362	Jane Norwood	Austin	Texas	78735	United States
363	Scott Samuelson	Austin	Texas	78731	United States
364	monica choi	Austin	Texas	78756	United States
365	Laura Luthy	Austin	Texas	78756	United States
366	Jason Wallace	Austin	Texas	78703	United States
367	Jessica Otwell	Austin	Texas	78756	United States
368	Carol Drake	Austin	Texas	78701	United States
369	Becky Coats	Austin	Texas	78749	United States
370	Sarah Herman	Austin	Texas	78757	United States
371	sarah dunsworth	austin	Texas	78751	United States
372	Elizabeth Long	Austin	Texas	78757	United States
373	Jessica Tate	Austin	Texas	78741	United States
374	Jessica Votaw	Austin	Texas	78746	United States
375	Kathryh Bonesteel	Austin	Texas	78703	United States
376	Dusty Dorsett	Austin	Texas	78731	United States
377	Dane Adkinson	Austin	Texas	78756	United States
378	Celeste Hill	Austin	Texas	78756	United States
379	Leah Roberts	Austin	Texas	78756	United States
380	Mariah Crownover	Austin	Texas	78731	United States
381	Mayra Briones	Austin	Texas	78741	United States
382	Greg Garner	Austin	Texas	78731	United States
383	Gabe Hensley	Austin	Texas	78731	United States
384	Karyn Jensen	Austin	Texas	78757	United States
385	Julie Brigham	Austin	Texas	78739	United States
386	Anne Hansen	Austin	Texas	78757	United States
387	Denise Ketcham	Austin	Texas	78756-2825	United States
388	Keith Pflieger	Austin	Texas	78756	United States
389	Jennifer Virden	Austin	Texas	78759	United States
390	Stephen LaChance	Austin	Texas	78731	United States
391	Dean Ortega	Austin	Texas	78757	United States
392	William Cline	Austin	Texas	78751	United States
393	Sharon Gallagher	Austin	Texas	78731	United States
394	Sara Edwards	Austin	Texas	78749	United States
395	Christine Wylie	Austin	Texas	78745	United States
396	Karen P Moore	Austin	Texas	78757	United States
397	Richard Hall	Austin	Texas	78757	United States
398	Edgar Ocasio	Austin	Texas	78748	United States
399	Meredith LaChance	Austin	Texas	78731	United States
400	Sarah Chatham	Austin	Texas	78745	United States
401	Bethany Leeker	Austin	Texas	78702	United States
402	Casey Butler	Austin	Texas	78704	United States
403	Linda Wiegman	Austin	Texas	78756	United States
404	Jamie Corum	Austin	Texas	78757	United States

Petition Signatures by City

405	David King	Austin	Texas	78704	United States
406	Kaytlen Powers	Austin	Texas	78704	United States
407	Lisa Valdez	Austin	Texas	78704	United States
408	Heather Banks	Austin	Texas	78741	United States
409	Melissa Monroe	Austin	Texas	78731	United States
410	Rachel Diaz	Austin	Texas	78744	United States
411	Anne Bruno	Austin	Texas	78756	United States
412	Diana Gittinger	Austin	Texas	78723	United States
413	Gene Kincaid	Austin	Texas	78731-6128	United States
414	Amy hufford	austin	Texas	78757	United States
415	Patricia Robertson	Austin	Texas	78731	United States
416	Wravan Godsoe	Austin	Texas	78750	United States
417	Angela Caras	austin	Texas	78757-1620	United States
418	Jeremy Swanson	Austin	Texas	78727	United States
419	Parker Holt	Austin	Texas	78735	United States
420	Bouldin Roxann	Austin	Texas	78703	United States
421	Will Person	Austin	Texas	78749	United States
422	Ashley Storey	Austin	Texas	78759	United States
423	Stephen Schottman	Austin	Texas	78731	United States
424	Stephen Cutler	Austin	Texas	78749	United States
425	Michelle Cheney	Austin	Texas	78701	United States
426	Cameron Creamer	Austin	Texas	78748	United States
427	jonathan bobbitt	Austin	Texas	78734	United States
428	William Vreugde	Austin	Texas	78750	United States
429	Maddie Cosgrove	Austin	Texas	78756	United States
430	Colleen flynn	Austin	Texas	78704	United States
431	Raynor Leigh	Austin	Texas	78756	United States
432	Jacquelyn Jeanes	Austin	Texas	78728	United States
433	Paula Murray	Austin	Texas	78731	United States
434	KELLY BREMER	Austin	Texas	78756	United States
435	karen miller	Austin	Texas	78704	United States
436	Sean Starke	Austin	Texas	78757	United States
437	Tara White	Austin	Texas	78744	United States
438	Karol Middleton	Austin	Texas	78757	United States
439	Aaron Acosta	Austin	Texas	78731	United States
440	Laurie doran	Austin	Texas	78759	United States
441	Allison Brubaker	Austin	Texas	78757	United States
442	James David Johnson	Austin	Texas	78722	United States
443	Megan Kressin	Austin	Texas	78756	United States
444	Leigh Edgar	Austin	Texas	78731	United States
445	Lisa Grant	Austin	Texas	78759	United States
446	Justin Shaffer	Austin	Texas	78726	United States
447	Lauren Horst	Austin	Texas	78748	United States
448	Meredith estes	Austin	Texas	78757	United States
449	Marshall Cloyd	Austin	Texas	78759	United States

Petition Signatures by City

450	Eileen Gil	Austin	Texas	78705	United States
451	Richard Campa	Austin	Texas	78757	United States
452	Scott Parks	Austin	Texas	78729	United States
453	Kelly Davis	Austin	Texas	78749	United States
454	Jacquelyn Henion	Austin	Texas	78736	United States
455	Jack Miller	Austin	Texas	78729	United States
456	Randal Kretzler	Austin	Texas	78757	United States
457	Suzann Stover	Austin	Texas	78701	United States
458	CJ Stone	Austin	Texas	78731	United States
459	Jane O'Connell	Austin	Texas	78757	United States
460	Mary White	Austin	Texas	78731	United States
461	Alexis Dorchester	Austin	Texas	78746	United States
462	Kelly Hayden	austin	Texas	78746	United States
463	Craig Blome	Austin	Texas	78739	United States
464	Nicole Merritt	Austin	Texas	78702	United States
465	Debra Junell	Austin	Texas	78757	United States
466	Matthew Kressin	Austin	Texas	78756	United States
467	Belia Nichols	Austin	Texas	78757	United States
468	Hannah Nelson	Austin	Texas	78703	United States
469	Madison Cooper	Austin	Texas	78757	United States
470	Kim Wooten	Austin	Texas	78757	United States
471	Mike Herdzina	Austin	Texas	78731	United States
472	William Willhoite	Austin	Texas	78731	United States
473	Tim Moore	Austin	Texas	78704	United States
474	Candice Ransom	Austin	Texas	78750	United States
475	Sammy Huffaker	Austin	Texas	78731	United States
476	Janet Williams	Austin	Texas	78756	United States
477	Jenny Butterworth	Austin	Texas	78756	United States
478	Charles Huffaker	Austin	Texas	78731	United States
479	Charlotte Bailey	Austin	Texas	78756	United States
480	A Lopez	Austin	Texas	78753	United States
481	Sara Culler	Austin	Texas	78704	United States
482	Pat Schieffer	Austin	Texas	78703	United States
483	Judith Sokolow	Austin	Texas	78731	United States
484	Anthony Senecal	Austin	Texas	78703	United States
485	Paul Lopez	Austin	Texas	78745	United States
486	Andrea Ovens	Austin	Texas	78749	United States
487	Megan Baker	Austin	Texas	78757	United States
488	Jeffrey Mayoff	Austin	Texas	78704	United States
489	Alison Tartt	Austin	Texas	78756	United States
490	Janet Janssen	Austin	Texas	78731	United States
491	Susan Stroescu	Austin	Texas	78748	United States
492	Jared White	Austin	Texas	78756	United States
493	Traci Laird	Austin	Texas	78751	United States
494	Michelle Cheng	Austin	Texas	78731	United States

Petition Signatures by City

495	Rhonda Morin	Austin	Texas	78723	United States
496	Robert Chavez	Austin	Texas	78703	United States
497	Sabrina Stafford	Austin	Texas	78745	United States
498	John Spath	Austin	Texas	78731	United States
499	Beth Kennedy	Austin	Texas	78757	United States
500	Jeanne Farrington	Austin	Texas	78757	United States
501	Andy Simmons	Austin	Texas	78731	United States
502	Teresa Lautzenheiser	Austin	Texas	78756	United States
503	Carol Ocasio	Austin	Texas	78748	United States
504	Kathleen OConnor	Austin	Texas	78748	United States
505	Amber Day	Austin	Texas	78704	United States
506	Sarah Torchin	Austin	Texas	78756	United States
507	James Root	Austin	Texas	78749	United States
508	Emmanuel Pamintuan	Austin	Texas	78759	United States
509	Gregory Sapire	Austin	Texas	78731	United States
510	Geri Leyva	Austin	Texas	78731	United States
511	Leila Thomas	Austin	Texas	78731	United States
512	Dan Strack	Austin	Texas	78739	United States
513	Austin Shults	Austin	Texas	78746	United States
514	Marcie Golliher	Austin	Texas	78731	United States
515	Scarlett Scalzo	Austin	Texas	78745	United States
516	Alice Best	Austin	Texas	78757	United States
517	Melissa Ushakov	Austin	Texas	78731	United States
518	Sue Lee	Austin	Texas	78756	United States
519	Kate Weaver	Austin	Texas	78745	United States
520	Chris Votaw	Austin	Texas	78746	United States
521	Jimmy Perez	Austin	Texas	78756	United States
522	Kristen Wright	Austin	Texas	78737	United States
523	Shermayne Crawford	Austin	Texas	78759	United States
524	Dimitry Ushakov	Austin	Texas	78731	United States
525	Scott Elbrecht	Austin	Texas	78729	United States
526	Melissa Bixby	Austin	Texas	78731	United States
527	Susan Weaver	Austin	Texas	78757	United States
528	Lori Bishop	Austin	Texas	78751	United States
529	Gina Rainey	Austin	Texas	78756	United States
530	George Altenbaugh	Austin	Texas	78731	United States
531	Jennifer Wilson	Austin	Texas	78745	United States
532	Tifphanie Turner	Austin	Texas	78745	United States
533	Leslie Morris	Austin	Texas	78732	United States
534	pat briggs	Austin	Texas	778757	United States
535	Reed Rallojay	Austin	Texas	78747	United States
536	ralph wolfer	Austin	Texas	78717	United States
537	Catherine Lenox	Austin	Texas	78757	United States
538	Jenny Day	Austin	Texas	78759	United States
539	Mia Westermann	Austin	Texas	78704	United States

Petition Signatures by City

540	Shannon Walton	Austin	Texas	78727	United States
541	Rance Marion	Austin	Texas	78741	United States
542	Shawnasee Retzloff	Austin	Texas	78745	United States
543	Marty McDougal	Austin	Texas	78745	United States
544	Anne Hebert	Austin	Texas	78751	United States
545	A Saint-Romain	Austin	Texas	78756	United States
546	dawn Hennessey	austin	Texas	78759	United States
547	Cathy Buck	Austin	Texas	78751	United States
548	Glenda McKinney	Austin	Texas	78701	United States
549	Erika Hibler	Austin	Texas	78731	United States
550	Jay Fisher	Austin	Texas	78756	United States
551	Jacy Warwick	Austin	Texas	78741	United States
552	Chris Sakulenzki	Austin	Texas	78751	United States
553	Mary Alice Castello	Austin	Texas	78757	United States
554	James Stevens	Austin	Texas	78702	United States
555	Leonora King	Austin	Texas	78726	United States
556	QDenise Fischer	Austin	Texas	78735	United States
557	Lew Troiano	Austin	Texas	78757	United States
558	Steven Roberts	Austin	Texas	78741	United States
559	molly Kamper	Austin	Texas	78758	United States
560	Kim Mosley	Austin	Texas	78756	United States
561	Ashley Craven	Austin	Texas	78704	United States
562	Karl Galinsky	Austin	Texas	78731	United States
563	Marcia Evers	Austin	Texas	78703	United States
564	Kathe Williams	Austin	Texas	78759	United States
565	Donna Ramsey	Austin	Texas	78704	United States
566	Barbara Frock	Austin	Texas	78757	United States
567	Jane Nelson	Austin	Texas	78704	United States
568	Tracy Sabel	Austin	Texas	78751	United States
569	Thea Whalen	Austin	Texas	78749	United States
570	Rebecca Reedy	Austin	Texas	78731	United States
571	James Yaple	Austin	Texas	78739	United States
572	Nancy Busbey	Austin	Texas	78731	United States
573	Tyler Laa	Austin	Texas	78701	United States
574	Culver Danina	Austin	Texas	78756	United States
575	Jairy Grisaffe	Austin	Texas	78757	United States
576	Ronda Pritchard	Austin	Texas	78736	United States
577	Karen Kleiman	Austin	Texas	78756	United States
578	Kate Smith	Austin	Texas	78757	United States
579	Becky Ashton	Austin	Texas	78758	United States
580	Robin Fruehe	Austin	Texas	78756	United States
581	Rachel Gray	Austin	Texas	78756	United States
582	Anita ballard	Austin	Texas	78756	United States
583	Virginia Hatch	Austin	Texas	78731	United States
584	Jan Reed	Austin	Texas	78705	United States

Petition Signatures by City

585	Betty Layton	Austin	Texas	78703	United States
586	Kate Van Dyke	Austin	Texas	78751	United States
587	Lisa Strong	Austin	Texas	78704	United States
588	Lisa Kaindl	Austin	Texas	78701	United States
589	Jackie Stone	Austin	Texas	78703	United States
590	Staley Gray	Austin	Texas	78703	United States
591	Kevin Walter	Austin	Texas	78757	United States
592	Monica Mueller	Austin	Texas	78731	United States
593	Ami Patel	Austin	Texas	78703	United States
594	Carmelite Luikart	Austin	Texas	78749	United States
595	Diana Garcia	Austin	Texas	78731	United States
596	Lauren Russell	Austin	Texas	78731	United States
597	Jessica Ezell	Austin	Texas	78757	United States
598	Liz Darwin	Austin	Texas	78757	United States
599	P Gallagher	Austin	Texas	78731	United States
600	Steve Hamlett	Austin	Texas	78723	United States
601	Lee Riemer	Austin	Texas	78704	United States
602	Erin Willig	Austin	Texas	78702	United States
603	mark schoenfeld	Austin	Texas	78702	United States
604	Jill Christian	Austin	Texas	78750	United States
605	K Peterson	Austin	Texas	78749	United States
606	Leslie Valentine	Austin	Texas	78746	United States
607	Gabriela Hahn	Austin	Texas	78731	United States
608	Tara Decker	Austin	Texas	78731	United States
609	Meredith carpenter	Austin	Texas	78748	United States
610	Leah Grier	Austin	Texas	78703	United States
611	David Fridlund	Austin	Texas	78703	United States
612	Laurie Loew	Austin	Texas	78755	United States
613	Phil Barton	Austin	Texas	78745	United States
614	Kevin Lee	Austin	Texas	78756	United States
615	Connie Vaughan	Austin	Texas	78704	United States
616	Johnathan Wahlers	Austin	Texas	78731	United States
617	Madelaine Kleid	Austin	Texas	78722	United States
618	Buddy Miller	Austin	Texas	78756	United States
619	Donald Wysocki	Austin	Texas	78756	United States
620	Matthew Parsons	Austin	Texas	78726	United States
621	Kata Carbone	Austin	Texas	78731	United States
622	David Stence	Austin	Texas	78731	United States
623	Wendy Moore	Austin	Texas	78747	United States
624	Sofia Casini	Austin	Texas	78722	United States
625	Thomas Willi	Austin	Texas	78731	United States
626	Angie Rhem	Austin	Texas	78749	United States
627	Victor Saenz	Austin	Texas	78723	United States
628	Jay Carpenter	Austin	Texas	78756	United States
629	Cathy Negrel	Austin	Texas	7731	United States

Petition Signatures by City

630	chris palaz	Austin	Texas	78722	United States
631	Patty Soule	Austin	Texas	78703	United States
632	Suzi Sands	Austin	Texas	78703	United States
633	Laura Sharp	Austin	Texas	78703	United States
634	Jennifer Parten	Austin	Texas	78752	United States
635	Tem Clayton	Austin	Texas	78703	United States
636	Mark Zuefeldt	Austin	Texas	78713	United States
637	Max Rohleder	Austin	Texas	78757	United States
638	Jason Fernandez	Austin	Texas	78703	United States
639	Deb Sorrells	Austin	Texas	78731	United States
640	Jeff Stephens Stephens	Austin	Texas	78723	United States
641	Nicole Williams	Austin	Texas	78759	United States
642	Marita Leonard	Austin	Texas	78757	United States
643	Pamela Snell	Austin	Texas	78731	United States
644	Deborah Besch	Austin	Texas	78731	United States
645	Kerry Edwards	Austin	Texas	78756	United States
646	Jeremy King	Austin	Texas	78731	United States
647	Amy Wood	Austin	Texas	78731	United States
648	Becky Beaver	Austin	Texas	78701	United States
649	Catherine Kyle	Austin	Texas	78703	United States
650	Craig Foster	Austin	Texas	78756	United States
651	Kathy Marcus	Austin	Texas	78703	United States
652	Aditya Rustgi	Austin	Texas	78731	United States
653	Susan Henderson	Austin	Texas	78750	United States
654	Carmen Bradford	Austin	Texas	78754	United States
655	Aaron Starr	Austin	Texas	78754	United States
656	Brunie Drumond	Austin	Texas	78751	United States
657	Lanith Derryberry	Austin	Texas	78731	United States
658	Jessica Sterns	Austin	Texas	78731	United States
659	Britton Parnell	Austin	Texas	78723	United States
660	Kristine Poland	Austin	Texas	78756	United States
661	Liath Appleton	Austin	Texas	78752	United States
662	Maria Raper	Austin	Texas	78753	United States
663	Sean Dunn	Austin	Texas	78731	United States
664	JOHN bello	Austin	Texas	78731	United States
665	Sharon Watkins	Austin	Texas	78756	United States
666	Jonathan Timmons	Austin	Texas	78747	United States
667	Kathleen Vermillion	Austin	Texas	78731	United States
668	Sherry Smith	Austin	Texas	78703-2536	United States
669	Nancy McMillen	Austin	Texas	78757	United States
670	Ann Chris Beggs	Austin	Texas	78745	United States
671	Tammy Starling	Austin	Texas	78731	United States
672	Jean Rigatti	Austin	Texas	78731	United States
673	Cynthia H Kozmetsky	Austin	Texas	78731	United States
674	Michael Ritter	Austin	Texas	78727	United States

Petition Signatures by City

675	Todd Thompson	Austin	Texas	78731	United States
676	Darcie Fromholz	Austin	Texas	78703	United States
677	Rebecca Gibbs	Austin	Texas	78756	United States
678	John Robey	Austin	Texas	78731	United States
679	Carissa Milam	Austin	Texas	78731	United States
680	Ann Blanz	Austin	Texas	78751	United States
681	Katherine Crenshaw	Austin	Texas	78731	United States
682	Juliee Beyt	Austin	Texas	78731	United States
683	jason decker	Austin	Texas	78731	United States
684	Michelle Gatto	Austin	Texas	78731	United States
685	Janis Beck	Austin	Texas	78703	United States
686	Elle Martin	Austin	Texas	78746	United States
687	Deborah Pearson	Austin	Texas	78703	United States
688	Susan Dore	Austin	Texas	78704	United States
689	Nancy Lann	Austin	Texas	78753	United States
690	Dianna Gielstra	Austin	Texas	78728	United States
691	Kim Treadaway	Austin	Texas	78701	United States
692	Judy Roby	Austin	Texas	78731	United States
693	Keri Bryan	Austin	Texas	78732	United States
694	Heather Johnson	Austin	Texas	78728	United States
695	Valerie Siewert	Austin	Texas	78757	United States
696	Erick Del cid	Austin	Texas	78754	United States
697	Tucker Thurman	Austin	Texas	78756	United States
698	Shelly Ogle	Austin	Texas	78756	United States
699	Libby Farris	Austin	Texas	78756	United States
700	Mandi McDaniel	Austin	Texas	78756	United States
701	William Paver	Austin	Texas	78731	United States
702	John Volz	Austin	Texas	78756	United States
703	D B	Austin	Texas	78731	United States
704	pam normandy	Austin	Texas	78731	United States
705	Erika Swanner	Austin	Texas	78736	United States
706	Meagan Labunski	Austin	Texas	78759	United States
707	Karen Saenz	Austin	Texas	78731	United States
708	Beth Condon	Austin	Texas	78756	United States
709	nancy scanlan	Austin	Texas	78731	United States
710	Nina Faulkner	austin	Texas	78731	United States
711	Polly Sparrow	Austin	Texas	78703	United States
712	Thomas Wald	Austin	Texas	78731	United States
713	Jennifer Paris	Austin	Texas	78757	United States
714	Kari Lavelle	Austin	Texas	78731	United States
715	Patrick Fuller	Austin	Texas	78729	United States
716	Ty Allen	Austin	Texas	78731	United States
717	Geoff Mueller	Austin	Texas	78731	United States
718	Daisy Bennett	Austin	Texas	78750	United States
719	Lori Kangun	Austin	Texas	78757	United States

Petition Signatures by City

720	Mary Reed	austin	Texas	78703	United States
721	Brandon Bauer	Austin	Texas	78731	United States
722	Craig Dale	Austin	Texas	78703	United States
723	Rachel Truair	Austin	Texas	78704	United States
724	Jennifer Rodgers	Austin	Texas	78731	United States
725	Kuruvila Mani	Austin	Texas	78756	United States
726	Laura Rice	Austin	Texas	78757	United States
727	Michael Rudzki	Austin	Texas	78756	United States
728	Susan Weber	Austin	Texas	78703	United States
729	Adriana Iglesias	Austin	Texas	78741	United States
730	Elizabeth Anderson	Austin	Texas	78705	United States
731	Elizabeth Haltom	Austin	Texas	78723	United States
732	Allan Weinberger	Austin	Texas	78704	United States
733	Alyssa Riley Hill	Austin	Texas	78757	United States
734	Julie Otsuki	Austin	Texas	78731	United States
735	Gwen Delk	Austin	Texas	78731	United States
736	Nathan Griffith	Austin	Texas	78757	United States
737	Kathy Shafer	Austin	Texas	78731	United States
738	Travis Bryant	Austin	Texas	78704	United States
739	Amy Zeinner	Austin	Texas	78731	United States
740	Caroline Joyner	Austin	Texas	78731	United States
741	Angela Melina Raab	Austin	Texas	78757	United States
742	Brooks Nettleship	Austin	Texas	78726	United States
743	Greg Bass	Austin	Texas	78756	United States
744	Kim Zipfel	AUSTIN	Texas	787316149	United States
745	Autumn Keiser	Austin	Texas	78703	United States
746	Patsy Keef	Austin	Texas	78735	United States
747	Cassie Park	Austin	Texas	78746	United States
748	Lauren Beck	Austin	Texas	78703	United States
749	Shirley Nichols	Austin	Texas	78731-2916	United States
750	Carrah Roy	Austin	Texas	78731	United States
751	Carrie Becker	Austin	Texas	78751	United States
752	Kathleen Smith	Austin	Texas	78731-5314	United States
753	Debbie Severinon	Austin	Texas	78728	United States
754	Sandi Spicer-Moore	Austin	Texas	78757	United States
755	Jane Sharpe	Austin	Texas	78704	United States
756	Aimee Hookstra	Austin	Texas	78733	United States
757	Lisa Davila	Austin	Texas	78703	United States
758	Catherine Ludeman	Austin	Texas	78757	United States
759	Jerry Suva	Austin	Texas	78757	United States
760	Christine Shaw	Austin	Texas	78745	United States
761	William Corbett	Austin	Texas	78756	United States
762	Lauren Neil	Austin	Texas	78731	United States
763	Karen Owens	Austin	Texas	78745	United States
764	Suzanna Ramos	Austin	Texas	Tx	United States

Petition Signatures by City

765	Kelley Novak	Austin	Texas	78749	United States
766	Heather Miller	Austin	Texas	78731	United States
767	rebecca redwood	Austin	Texas	78757	United States
768	Bradley Fink	Austin	Texas	78731	United States
769	julie lauterstein	Austin	Texas	78756	United States
770	Alexa Mar	Austin	Texas	78746	United States
771	Anna Lee	Austin	Texas	78703	United States
772	tona pittman	austin	Texas	78757	United States
773	Cary Jackson	Austin	Texas	78704	United States
774	Shelbie White	Austin	Texas	78759	United States
775	Todd Shaw	Austin	Texas	78731	United States
776	Kate Harrington	Austin	Texas	78756	United States
777	Tom Buchele-Wenner	Austin	Texas	78702	United States
778	William Dewberry	Austin	Texas	78751-3118	United States
779	Mary Guthrie	Austin	Texas	78756	United States
780	Traa Anders	Austin	Texas	78702	United States
781	carol burton	Austin	Texas	78751-3816	United States
782	Maria Shaw	Austin	Texas	78757	United States
783	Paula Cox	Austin	Texas	78756	United States
784	Anne Mignatti	Austin	Texas	78731	United States
785	Stephanie Petersen	Austin	Texas	78756	United States
786	Janice Samuelson	Austin	Texas	78757	United States
787	Diana hyland	Austin	Texas	78731	United States
788	Ted Ducote	Austin	Texas	78756	United States
789	Russell Arnold	Austin	Texas	78731	United States
790	Darylin Nagy	Austin	Texas	78703	United States
791	Stephen Marshall	Austin	Texas	78756	United States
792	Holly Scofield	Austin	Texas	78731	United States
793	Gregory Carter	Austin	Texas	78746	United States
794	John Griessen	Austin	Texas	78756	United States
795	Jennifer Allen-Butler	Austin	Texas	78756	United States
796	Mark Wells	Austin	Texas	78756	United States
797	cindy fisher	Austin	Texas	78757	United States
798	Leslie Martin	austin	Texas	78704	United States
799	Justin Swanson	Austin	Texas	78756	United States
800	Kelso King	Austin	Texas	78745	United States
801	Patty Williams	Austin	Texas	78703	United States
802	Molly Hinds	Austin	Texas	78746	United States
803	Barbara Brown	Austin	Texas	78746	United States
804	Kate Warren	Austin	Texas	78731	United States
805	Ty Schlegel	Austin	Texas	78717	United States
806	Gigi Taylor	Austin	Texas	78731	United States
807	Maureen Cole	Austin	Texas	78751	United States
808	Angie H Patterson	Austin	Texas	78731	United States
809	Kristin Fisher	Austin	Texas	78756	United States

Petition Signatures by City

810	Leah Payne	Austin	Texas	78751	United States
811	Casey Cook	Austin	Texas	78751	United States
812	Nicole Wayman	Austin	Texas	78756	United States
813	shana ellison	Austin	Texas	78757	United States
814	Kathleen Monte	Austin	Texas	78756	United States
815	Barbara Gibson	Austin	Texas	78751	United States
816	Charles Barksdale	Austin	Texas	78731	United States
817	Jen Silver	Austin	Texas	78745	United States
818	Deaton Bednar	Austin	Texas	78751	United States
819	Barbara Mahler	Austin	Texas	78751	United States
820	Rindy Fox	Austin	Texas	78753	United States
821	Laura Bauman	Austin	Texas	78751	United States
822	Janet Adams	Austin	Texas	78705	United States
823	Doug Simmer	Austin	Texas	78751	United States
824	mozelle white	austin	Texas	78731-5613	United States
825	Steven Moore	Austin	Texas	78757	United States
826	mike lavigne	Austin	Texas	78757	United States
827	John Taylor	Austin	Texas	78751	United States
828	Katherine Patton	Austin	Texas	78757	United States
829	Adrian Skinner	Austin	Texas	78751	United States
830	David Conner	Austin	Texas	78751	United States
831	Jim McCulloch	Austin	Texas	78744	United States
832	Tom Friedrich	Austin	Texas	78749	United States
833	S Simmer	Austin	Texas	78751	United States
834	Seth Johnson	Austin	Texas	78751	United States
835	Liz Franklin	Austin	Texas	78757	United States
836	Maximilian Ekesi	Austin	Texas	78731	United States
837	Megan Haley	Austin	Texas	78746	United States
838	Kathryn Millan	Austin	Texas	78751	United States
839	Peggy Seely	Austin	Texas	78731	United States
840	Miranda Woolfolk	Austin	Texas	78731	United States
841	Shelley Madsen	Austin	Texas	78751	United States
842	Amon Burton	Austin	Texas	78751	United States
843	Eric Mickelson	Austin	Texas	78751	United States
844	Susan Marshall	Austin	Texas	78751	United States
845	Cathleen McGarity	Austin	Texas	78731	United States
846	Shane Herman	Austin	Texas	78731	United States
847	Marcus Wilson	Austin	Texas	78756	United States
848	Cielle Ritter-Finch	Austin	Texas	78736	United States
849	dee jackson	Austin	Texas	78746	United States
850	Sandra Burchsted	Austin	Texas	78731	United States
851	Michelle Hedden	Austin	Texas	78703	United States
852	Peggy Moore	Austin	Texas	78751	United States
853	Jenell Wilmot	Austin	Texas	78756	United States
854	Boe Thompson	Austin	Texas	78756	United States

Petition Signatures by City

855	Patsy Tankersley	Austin	Texas	78705	United States
856	Robert Irish	Austin	Texas	78703	United States
857	Jim Vest	Austin	Texas	78751	United States
858	Ian Baronofsky	Austin	Texas	78755	United States
859	W. Krause	Austin	Texas	78757	United States
860	Jason Savage	Austin	Texas	78756	United States
861	L. C. Krause	Austin	Texas	78757	United States
862	Lori Czap Assaf	Austin	Texas	78759	United States
863	Leo esquibel	Austin	Texas	78750	United States
864	Chris S	Austin	Texas	78750	United States
865	Holly Moffitt	Austin	Texas	78757	United States
866	Rose Blanchard	Austin	Texas	78753	United States
867	Debra Bailey	Austin	Texas	78755	United States
868	Cali Chidester	Austin	Texas	78752	United States
869	Meredith Brethe	Austin	Texas	78705	United States
870	Clara Morrissey	Austin	Texas	78705	United States
871	Elva Mendoza	Austin	Texas	78757	United States
872	Diana Orta	Austin	Texas	78745	United States
873	Wallis Goodman	Austin	Texas	78731	United States
874	Nona Farris	Austin	Texas	78751	United States
875	Becca Dobberfuhr	Austin	Texas	78704	United States
876	Erika Bsumek	Austin	Texas	78751	United States
877	Amy Strong	Austin	Texas	78757	United States
878	Eileen Priya	Austin	Texas	78756	United States
879	Sharon Brown	Austin	Texas	78751	United States
880	Heather Hunziker	Austin	Texas	78751	United States
881	Katherine LeCompte	Austin	Texas	78703	United States
882	Edwin Johnson	Austin	Texas	78751	United States
883	Jeff Rogers Jr.	Austin	Texas	78704	United States
884	Isaac Martinez	Austin	Texas	78751	United States
885	John Keohane	Austin	Texas	78756	United States
886	Christy Miller	Austin	Texas	78756	United States
887	Paula Rhodes	Austin	Texas	78751	United States
888	William McBride	Austin	Texas	78756	United States
889	Caleb Stafford	Austin	Texas	78745	United States
890	Steven Hemmeline	Austin	Texas	78731	United States
891	Katherine Schonert	Austin	Texas	78731	United States
892	stephanie ashworth	austin	Texas	78731	United States
893	Brynn Rinehart	Austin	Texas	78757	United States
894	Katy Schreur	Austin	Texas	78757	United States
895	Mollie Davis	Austin	Texas	78731	United States
896	Alison Takata	Austin	Texas	78731	United States
897	Amy Chamberlain	Austin	Texas	78756	United States
898	Kalinda Howe	Austin	Texas	78741	United States
899	Meredith Wither	Austin	Texas	78731	United States

Petition Signatures by City

900	Robert Olwell	Austin	Texas	78756	United States
901	James Phares	Austin	Texas	78731	United States
902	Damon Osgood	Austin	Texas	78731	United States
903	Margaret Elder	Austin	Texas	78759	United States
904	Ed Wallace	Austin	Texas	78731	United States
905	Jennifer Naman	Austin	Texas	78704	United States
906	Tracy tull	Austin	Texas	78749	United States
907	Richard Wright	Austin	Texas	78702	United States
908	Vicki DeWeese	Austin	Texas	78736	United States
909	LM Render	Austin	Texas	78731	United States
910	Casey Burns	Austin	Texas	78731	United States
911	Jill Swanson	Austin	Texas	78756	United States
912	Trish Sierer	Austin	Texas	78756	United States
913	Karen Collier	Austin	Texas	78739	United States
914	Linds Smith	Austin	Texas	78757	United States
915	Tink Hardwick	Austin	Texas	78731	United States
916	dinny peterson	Austin	Texas	78703	United States
917	Stephanie Smith	Austin	Texas	78756	United States
918	Mary Sargent	Austin	Texas	78731	United States
919	Cameron Labunski	Austin	Texas	78759	United States
920	melanie mcleroy	Austin	Texas	78756	United States
921	Stephen Cook	Austin	Texas	78745	United States
922	Gerald Delk	Austin	Texas	78731	United States
923	Adam Guequierre	Austin	Texas	78702	United States
924	Jan Mabley	Austin	Texas	78756	United States
925	Will Grover	Austin	Texas	78756	United States
926	David Grover	Austin	Texas	78757	United States
927	SARAH FOWLER	AUSTIN	Texas	78741	United States
928	andrea lasseter	austin	Texas	78751	United States
929	ernest mckenney	Austin	Texas	78756	United States
930	Connor Matthews	Austin	Texas	78731	United States
931	Laur Bailie	Austin	Texas	78756	United States
932	Jeffrey Archer	Austin	Texas	78756	United States
933	Pam Knight	Austin	Texas	78756	United States
934	Amy Cline	Austin	Texas	78757	United States
935	Christine Sweeney	Austin	Texas	78756	United States
936	Beth Weber	Austin	Texas	78744	United States
937	Gloria Hernandez	Austin	Texas	78744	United States
938	Isabel Hamlet	Austin	Texas	78758	United States
939	Azim Hajjar	Austin	Texas	78703	United States
940	Mary Abell	Austin	Texas	78731	United States
941	Holly Day	Austin	Texas	78759	United States
942	Dianne Mountain	Austin	Texas	78756	United States
943	Michelle WALD	Austin	Texas	78731	United States
944	Collette Antoine Flukinger	Austin	Texas	78757	United States

Petition Signatures by City

945	jenny lawson	Austin	Texas	78749	United States
946	Kaytlen Powers	Austin	Texas	78704	United States
947	Kathy Caldwell	AUSTIN	Texas	78746	United States
948	Jackie Stence	Austin,	Texas	78731	United States
949	Royanne Poer	Abilene	Texas	79603	United States
950	Molly Hyde-Caroom	Alexandria	Virginia	22305	United States
951	Morgan Howard	Amarillo	Texas	79121	United States
952	Jose Ruvira	Atlanta	Georgia	30327	United States
953	George Liko	Bairdford	Pennsylvania	15006	United States
954	Cristina Perez Guembe	Barañain		31010	Spain
955	Amy Baxter	Bastrop	Texas	78602	United States
956	Kareem Hajjar	Belmont	Texas	78604	United States
957	Nancy Hanus	Blanco	Texas	78606	United States
958	gnaTravis Glenn	Brooklyn	New York	11215	United States
959	Catherine Cioffi	Cedar Park	Texas	78613	United States
960	Patricia Micks	Cedar Park	Texas	78613	United States
961	Jen Boza	Chicago	Illinois	60616	United States
962	Alison Ruettiger	Chicago	Illinois	60622	United States
963	robin mcclahahan	convreses	Texas	78109	United States
964	Michael Grossi	Coram	New York	11727	United States
965	Millicent Pope	Crane	Texas	79731	United States
966	Mikila Zaorski	Dallas	Texas	75228	United States
967	DAVID JOHNSON	Dripping Springs	Texas	78620	United States
968	Reinae Kessler	Dripping springs	Texas	78620	United States
969	Jason Dye	Elgin	Texas	78621	United States
970	Stephanie Thompson	Fort Worth	Texas	76110	United States
971	Alan Beaubien	Framingham	Massachusetts	1701	United States
972	Zahir Aziz	Fremont	California	94555	United States
973	Gabrielle Peak	George town	Texas	78628	United States
974	Kent Johnson	Georgetown	Texas	78633	United States
975	Joyce Gill	Georgetown	Texas	78633	United States
976	Daniel Crandall	Grants Pass	Oregon	97527	United States
977	Kerstin Ackerman	Harper	Texas	78631	United States
978	Nick Williams	Hermosa Beach	California	90254	United States
979	Caroline Williams	Hermosa Beach	California	90254	United States
980	Lauren Reece	Houston	Texas	77095	United States
981	Kristopher Alles	Houston	Texas	77079	United States
982	Christy Troutman	Houston	Texas	77008	United States
983	Virginia Lynch	Jackson	Georgia	30233	United States
984	Kristina Segura	Kyle	Texas	Kyle TX 78540	United States
985	Marisa Wells	Leander	Texas	78641	United States
986	Mary Ann Noble	Leander	Texas	78641	United States
987	Karen Carter	Lewisville	Texas	75077	United States
988	Joann Escamilla	Lockhart	Texas	78644	United States
989	Emily Tracy-Haas	Los Angeles	California	90046	United States

Petition Signatures by City

990	Jessica Brier	Los Angeles	California	90027	United States
991	LAURIE LONGMAN	MANCHACA	Texas	78652	United States
992	Lindsey Stevens	Manor	Texas	78653	United States
993	Kay Nettle	Manor	Texas	78653	United States
994	Alina Morales	Miami Springs	Florida	33166	United States
995	Kathleen Parsons	Millerton	Pennsylvania	16936	United States
996	Ken Barnes	Nacogdoches	Texas	75965	United States
997	Cherenda Dobitz	Oklahoma City	Oklahoma	73162	United States
998	Jeff Badre	Ontario	California	91762	United States
999	JJ Morales	Penitas	Texas	78576	United States
1000	Rebecca Clark	Pflugerville	Texas	78660	United States
1001	Charles Trevino	Pflugerville	Texas	78660	United States
1002	Amy Kantoff	Pflugerville	Texas	78660	United States
1003	Keri Cassel	Pflugerville	Texas	78660	United States
1004	Deborah Sample	Round Rock	Texas	78664	United States
1005	Nancy Martin	Round Rock	Texas	78664	United States
1006	sal tagliareni	Round Rock	Texas	78681	United States
1007	David Lozano	Round Rock	Texas	78681	United States
1008	Shannon Shannon	Round Rock	Texas	78681	United States
1009	Andrea Saenz	Round Rock	Texas	78664	United States
1010	Tracy Foerster	Round Rock, TX.	Texas	78681	United States
1011	Natalie Allsup-edwards	Salt Lake City	Utah	84115	United States
1012	Jill Flanigan	San Antonio	Texas	78259	United States
1013	hayden housson	san antonio	Texas	78261	United States
1014	Erica Kerns	San Antonio	Texas	78209	United States
1015	Laurie Baucum	San Antonio	Texas	78215-1377	United States
1016	Chris Walters	San Benito	Texas	78586	United States
1017	Roxanne Hendricks	San Diego	California	92128	United States
1018	Robert Ortiz	San Francisco	California	94111	United States
1019	Brigitte Tait	San Marcos	Texas	78666	United States
1020	Kala Shah	San Rafael	California	94901	United States
1021	Audrey Heinemann Carlson	Seaside	California	93955	United States
1022	Deandra Stap	South Portland	Maine	4106	United States
1023	Susie fowler	Spicewood	Texas	78669	United States
1024	John Robb	Tasman		7198	New Zealand
1025	kym beckwith	terlingua	Texas	79852	United States
1026	Shelly Sitton	Tomball	Texas	77375	United States
1027	Emily Price	Washington	District of Columbia	20011	United States
1028	mike griffis			9860	Mexico

change.org
Neighbors of The Grove

Recipient: City of Austin, Texas

Letter: Greetings,

2627 W. 45th Street Should Not Become a Driveway for The Grove.

2627 W. 45th Street, also known as Lot 43 in Shoal Creek Village, Section 2, is zoned SF-2, and a one-story single-family home is currently on the property. The home is situated on a neighborhood street. In April 2015, ARG Bull Creek Ltd. purchased this property. Just a few months prior, ARG was the winning bidder on the 75-acre tract adjacent to homes on W. 45th Street. When ARG released their first master plan for their proposed "The Grove at Shoal Creek" planned use development on April 2, 2015, 2627 W. 45th Street was not included in the master plan. However, that had changed by the time ARG released their second master plan on July 9, 2015. The July 9 plan showed that 2627 W. 45th Street would be used as a vehicular driveway.

The Bull Creek Road Coalition, or BCRC, is comprised of representatives from the seven neighborhood associations that surround the 75-acre tract. On July 29, 2015, BCRC released its Alternative Vision for the site, which limited use of 2627 W. 45th Street to pedestrian and bicycle access. Then, in October 2015 ARG released a Traffic Input Analysis that states "No access directly to 45th is planned." Many took this along with other assurances that 2627 W. 45th would not be used for vehicle access and thought this was one issue that had been resolved.

We were wrong.

On March 25, 2016, the City of Austin issued a memo stating "After interdepartmental discussion, the proposed development shall dedicate Jackson Avenue as a public roadway to the City of Austin. As agreed by the applicant, Lot 43, Shoal Village Section 2, shall be dedicated as public right-of-way to the City of Austin for the extension of Jackson Avenue to 45th Street."

You may be asking yourself, "Why is the developer dedicating this lot to the City of Austin when all other streets in the proposed development are private streets?" Shoal Village Section 2 is affected by deed restrictions or restrictive covenants that limit use of these lots for "residential use." Presumably, the City believes that it can skirt the deed restrictions for "public policy"--in this case, a roadway to support a large development that cannot rely solely on Bull Creek Road. 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.

If you are a resident of Austin, please sign this petition if you agree that 2627 W. 45th Street should not be used as an access point to The Grove. It is already very sad that this original structure built in the 1950's is likely to be demolished (it has Queen Anne style touches and is arguably one of the cutest houses on the block), but 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 (source: Milestone presentation, March 30, 2016).

Related articles:

"The House on 45th Street" (Austin Chronicle, April 1, 2016, http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/

"Tensions Rise as Grove Development Gets Support from City Planners" (Austin American-Statesman, April 1, 2016, http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman_internallink_referralbox_free-to-premium-referral

Comments

Name	Location	Date	Comment
Paula gordon	Austin, TX	2016-04-02	This is a safety issue for anyone driving east or west along 45th street including thousands of drivers and Austin residents that take this route from Mopac. It certainly concerns me the City of Austin left this in the hands of the developer to tell the neighbors without giving those neighbors any rights to be heard on the issue. Frankly, I'm embarrassed by the City of Austin planners on this one.
Chris Allen	Austin, TX	2016-04-02	No ROAD through this home!
tara levy	austin, TX	2016-04-02	The city is already running rough-shod over our neighborhood, they should leave this home intact.
Sara Speights	Austin, TX	2016-04-02	I'm signing because it is dangerous to put a street through that location. I know it well. There is a solution: the developer can reduce the size of the development to fit the neighborhood street infrastructure.
jeremy maurer	Austin, TX	2016-04-02	I'm a concerned citizen that lives on W 44th St
Jeff Mayo	Austin, TX	2016-04-02	I'm signing because the working-class homeowners on W 45th St have real property rights that CoA wants to trample. Scale back The Grove's intensity a fraction of what's proposed, and this unsafe, geometry-bending entrance/road isn't needed. Even if scaled back, ARG can still have the most dense development in Austin. At the current size, W 45th St residents' safety, rights, and property are being sacrificed to make an extremely profitable development even more money.
Jackie Stence	Austin,, TX	2016-04-02	I live in the Shoalmont neighborhood near the proposed Grove at Shoal Creek. I believe that taking down this house and making it be an exit from the Grove is a mistake. It will make it nearly impossible for people to get in and out of their driveways along 45th St. It will also induce the excessive traffic to try and use our neighborhood as a cut through.
Beverly Veltman	Austin, TX	2016-04-02	My friends live near this development. I know its history and dimensions. This is not going to work, The surrounding streets are already a nightmare.
Sandy Muir	Austin, TX	2016-04-02	That is way too much development for the neighborhood. Traffic is bad enough now. I shudder to think what it will be if this property is developed.
Luke Stence	Austin, TX	2016-04-02	Protect my childhood neighborhood!
Carolyn Mixon	Austin, TX	2016-04-02	A residential lot in a neighborhood with deed restrictions should not be allowed to become a street in order to benefit a developer. This street will make W. 45th more dangerous and congested, result in cut-through traffic in adjacent neighborhood where I live, and decrease property values for residents on W. 45th, Chiappero, and Oakmont.
Latha Joyce	Austin, TX	2016-04-03	We cannot allow these PUD's to continue to circumvent all the normal procedures and policies set for normal development. We are not anti-development but are very concerned by exclusion of city traffic experts in this particular decision and by the seeming back room deals between the developer and the city. While the Grove could be a welcome addition to the neighborhood if only Milestone would take neighborhood concerns about the too-high density development on little Bull Creek seriously and let outside traffic planners be the ones to give us the numbers.
Angela Coleman	Austin, TX	2016-04-03	For the developer to continue to ignore the wishes of the combined neighborhoods is obscene. To have the city be complicit is insane. This road is a tragedy waiting to happen.

Name	Location	Date	Comment
Dan Bost	Austin, TX	2016-04-03	This is one of the biggest points of deception related to The Grove PUD. Please reconsider the alternative version provided by the BCRC to limit access to bicyclists and pedestrians.
Dawn Lewis	Austin, TX	2016-04-03	This is so wrong and it sets a horrible precedent for all the neighborhoods in Austin that are having to deal with the out of control growth and development that Austin is so unprepared to deal with--
Suzanne Estes	Austin, TX	2016-04-03	Creating a street through the middle of a row of single family homes for the sole purpose of further enriching a developer is WRONG! I feel for the people who's reasonable expectation for their homes will be ruined by this action.
kim meyer	austin, TX	2016-04-03	I own a house in w 48 and when I move back in when I'm 60, if I'm able to afford it!!!! I don't want all the additional traffic trying to run me over.
Ashley Martin	Austin, TX	2016-04-03	Our neighborhoods are disappearing. I'd like residents and neighborhood associations to have more of a say, vs big money coming in to revamp Austin.
Ryann Rathbone	Austin, TX	2016-04-03	I live near this development and I couldn't even imagine living next door to this. It is so wrong for the neighbors not to have a voice!
Pim Mayo	Austin, TX	2016-04-03	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, http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/)
Cynthia Keohane	Austin, TX	2016-04-03	I live about 2 miles away. This is a terrible idea for any residential neighborhood.
Don Redmond	Austin, TX	2016-04-03	I do not believe that The Grove cares about the neighborhood or any potential traffic issues. They want to make their money and get out -- and leave the residents to deal with their mess.
Judy W Sargent	Austin, TX	2016-04-03	I'm opposed to making lot#43 on Wed 45th Street a road for vehicle traffic. It will make it difficult for the residents on 45th St to get in and out of their driveways.
Daniel Joyce	Austin, TX	2016-04-03	This development is skirting the law in many ways and too high density for the neighborhood. Traffic will be diverted into tiny streets with small children playing basketball and learning to ride 2 wheelers.
brian horst	Austin, TX	2016-04-03	it's ridiculous. plain and simple.
Erin Friedman	Austin, TX	2016-04-03	I cannot possibly understand why the city and council members would allow for the density of this project and the traffic and safety nightmare that will occur. It makes no sense why an alternate plan with less density and traffic wouldn't be the better choice. Clearly the city staff and council members who support this very large scale project have no regard for our children's safety.
Joan brook	austin, TX	2016-04-03	Development should not encroach on citizens rights and civil liberties.
Sue Bass	Austin, TX	2016-04-03	2627 W. 45th Street was not included in the master plan. The plan was changed-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.

Name	Location	Date	Comment
Grayson Cox	austin, TX	2016-04-03	This driveway is ill-conceived in an attempt to mitigate the traffic impacts of a regionally-sized 3.2 million square foot development proposal that simply does not belong on this site. Residents' homes and safety should not be put at risk to make a developer's unreasonable proposal possible.
Don Williams	austin, TX	2016-04-03	The lives of the homeowners next door are more important than big money's desire to pillage the land.
Eva Hawley	Springfield, IL	2016-04-03	Were this my neighborhood, I would want the developers plan to work within the frame-work of the existing neighborhood.
Christine GALIDA	Austin, TX	2016-04-03	The city needs to quit siding with developers! I wouldn't want this to happen to my property. My neighborhood has already been deluged with "student dorms" rather than single family homes.
Vallarie Sinclair	Austin, TX	2016-04-03	PUD zoning and the abuse of it by City of Austin has turned it into one of the most damaging and detrimental zoning options. PUD zoning is the tool of choice for the greedy developer and the money hungry City officials in bed with them to do what they want, how they want, without any accountability to the taxpayers they serve. This is just another disgusting example of unthoughtful growth that damages neighborhoods, property values and directly impacts the welfare of those living next to it.
jake lorning	Austin, TX	2016-04-03	I strongly support this.
DeAnn Friedholm	Austin, TX	2016-04-03	Smart development is what we need. The current Grove plan is way too dense for the location & infrastructure -- much more so than the Triangle or Mueller developments. This new proposed street will make 45th Street even more difficult to get on and off. Please scale back the Grove plan and not allow this new street.
Maida Barbour	Austin, TX	2016-04-03	The Grove's scope is far too large for this neighborhood, and there is not enough infrastructure to accommodate it.
Celia Mange	Austin, TX	2016-04-03	Something zoned residential, with homes on both sides, should not be redone do to become a driveway for a major development.
Tracy Kuhn	Austin, TX	2016-04-03	I live one block off 45th Street. In addition to obvious traffic issues this will cause, I am alarmed at the back room, non transparent way this decision evolved. The developer has been dishonest with the neighbors and the City appears to be engaged in back room, palm-greasing Tsmmany Hall tactics.
Richard Denneu	Austin, TX	2016-04-03	Im tired of what over development has done to Austin and neighborhoods, driven people from their homes, made the city unaffordable.. Austin has ceased to be a community and has become a commodity up for sale to the highest bidder.
Judy Nolte	Austin, TX	2016-04-03	45th street is a nightmare currently! NO road through this HOME!!!
Erika Brown	Austin, TX	2016-04-03	I do not appreciate the "surprise" tactics in play here! This proposed plan completely negates concern for safety of the contingent neighbors.
Judy Nolte	Austin, TX	2016-04-03	This modification is very underhanded and Wrong!
Betty Littrell	Austin, TX	2016-04-03	As a property owner living directly adjacent to this development, I am very concerned about the proposed street into the project from 45th Street. As a primary east-west street from MoPac, 45th is already heavily traveled. I find it appalling that project and city leaders would support a plan for a street that will put families living directly next to this street with young childten in danger. This street will disrupt their lives and diminish the value of their property. How can our city council representative and Milestone be so heartless?

Name	Location	Date	Comment
carol wagner	austin, TX	2016-04-03	Bull creek road , 45th ,Shoalcreek Blvd. and surrounding neighbors roads cannot support the traffic . This project needs to be cut back in scale. The developers need to be honest , and quit the spin. They will still make money, but let's not have them laughing all the way to the bank, while we sit in traffic. CWagner
kenneth nolte	Burnet, TX	2016-04-03	I feel like Milestone did this in a very underhanded way!!
jan justice	Austin, TX	2016-04-03	it is outrageous to do this
Nancy Day	Austin, TX	2016-04-03	So many neighborhoods in Austin are faced with this sort of over development. We need to be cognizant of the entire city and its history and culture, not just the whims of developers. We need the City to have our backs as individuals who own our modest homes.
Elizabeth Tieman	Austin, TX	2016-04-03	The total disregard for zoning, deed restrictions, and the safety and well being of this neighborhood is a travesty. My spirit and soul are crushed.
Bennett Brier	Austin, TX	2016-04-03	It is unjust, under handed, and mean that the city will work with a developer to concoct back room deals to implement bad policy that endangers families. This sets a bad precedent of what the city can do to anyone, anywhere in Austin. This should offend and frighten all fair-minded people.
Mary Kahle	Austin, TX	2016-04-03	This is an egregious backpedaling on promises, much to the detriment of this homeowner.
Katie Simon	Austin, TX	2016-04-03	What's to stop the developer from buying more homes on 45th and forcing out neighbors because their property values tanked? Do they want all those homes to disappear so they can widen 45th to accommodate more traffic? Stop the madness!
Linda Collins	Austin, TX	2016-04-03	In solidarity with the neighbors hoping for responsible and compatible development.
Karen Shopoff Roof	Austin, TX	2016-04-03	The Grove as planned lacks any respect for existing neighbors and neighborhoods.
Margaret Powis	Austin, TX	2016-04-03	The developers are trying to put the neighborhood out of the picture and not allow us a voice. They use any means to discredit the neighbors and their representatives, fair or foul.
Jason Dye	Elgin, TX	2016-04-03	People bought houses in the original neighborhood without the additional traffic. This creates quite a bit of additional burden on them. Why are their rights not being taken into consideration, they are tax payers
David Hibbs	Austin, TX	2016-04-03	Inappropriate to begin destruction of that neighborhood. New tract should be designed to fit into existing transportation infrastructure.
Stephanie Savage	Austin, TX	2016-04-03	I live in the Ridgelea neighborhood and am very concerned about the way the City has been handling The Grove at Shoal Creek's PUD application and not taking adequate consideration of neighbors' concerns.
Betsy Brown	Austin, TX	2016-04-03	The Grove could be a real asset to the neighborhood or make things really, really awful for those who live or travel in this area. I will continue to hope for the former, though I worry a lot about it being the latter. This latest move by the developer and apparently uncaring/ignorant/colluding City personnel that is allowing a home to become a street without community input (What if YOU lived or owned property next door?!?) has me more concerned than ever.
Mahnaz Koohrang	Austin, TX	2016-04-03	Development of this big project in such a small area is catastrophic for Austin Central neighborhood.
RANLEIGH HIRSH	Austin, TX	2016-04-03	This is a serious breach of city laws on zoning. Changing the zoning on this single family home to kowtow to developer demands is a complete miscarriage of justice

Name	Location	Date	Comment
Reza Koohrangpour	Austin, TX	2016-04-03	Corrupted city officials + Developer's greed & big pocket = The worst idea in Austin: turning a single family house in the middle of the residential neighborhood into a driveway.
Mark Sainsbury	Austin, TX	2016-04-03	Individuals and neighborhoods are more important than developers' profits
Patty Mitzel	Austin, TX	2016-04-03	I am signing this because we have to preserve our older neighborhoods.
Jamie Thompson	Austin, TX	2016-04-03	The amount of additional traffic projected for this project is beyond comprehension. Circumventing multiple rules and processes to get what you want is corruption at its finest.
Catherine Attaway-Krueger	Austin, TX	2016-04-03	The developers of the Grove lied to all of the concerned citizens with their plan. Ms. Gallo should realize that we knew that the development would come, but at the lies.....
Julie Wauchope	Austin, TX	2016-04-03	I want a plan for this area that is realistic and follows the zoning laws. I want an independent report on the expected increase in traffic and its affect on the neighborhood.
Sabrina Bradley	Austin, TX	2016-04-03	Creating a street through the middle of single family homes onto an already dangerous and congested 45th street is ill conceived and simply a distraction. The real issue is that The Grove, as currently conceived - a 3.2 million square feet development - does not belong on this site. For the safety of current and future residents, The Grove's density should be commensurate with the surrounding infrastructure.
Cathy Bennett	Austin, TX	2016-04-03	Traffic is already CRAZY on 45th - has been for years and will only get worse with development.
Michael Castillo	Austin, TX	2016-04-03	Developer should not dictate to our city, we need not another development, traffic gridlock, ! Come visit but go back home !! Cultivate your own coolness !!
Marian Alexander	Austin, TX	2016-04-03	It is absolutely outrageous that this should be happening. The planned Grove at Shoal Creek is a nothing but a MONSTROSITY that has negatively affected many families even before being built.
Sara Summers	Austin, TX	2016-04-03	This will not be the last home taken or the last irreversible decision made at this neighborhood's expense. Ask any firefighter, police officer or EMT how this bloated development will impact their response times.
Juliet Garcia	Austin, TX	2016-04-03	Our inner city family neighborhoods are being ruined in the name of development with 'affordable housing", which is a joke. These developers are making everything unaffordable that is why so many old time residents are moving out. Making a driveway by moving a residential house is horrible for the neighbors and integrity of the neighborhood.
Beverly Dunn	Austin, TX	2016-04-03	My mother lives at Westminster manor and I don't like the way this project has been handled by the city
Joy Sottile	Austin, TX	2016-04-03	The grove is a bad idea for the whole neighborhood and nobody should lose their home!!
Nick Zappitelli	Austin, TX	2016-04-03	This development sets a precedent for the future of Austin development. Let's make sure it is superior.
susan conroy	austin, TX	2016-04-03	This is wrong in every sense of the word.
Angela Williams	Austin, TX	2016-04-03	None of the surrounding residences should become a driveway for The Grove! There is a solution: the developer can reduce the size of the development to fit the neighborhood street infrastructure.
Isis Valencia	Austin, TX	2016-04-03	Emminent Domain does NOT apply here. Shame on you, developers!

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.

Name	Location	Date	Comment
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 Hrnclir	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>

Name	Location	Date	Comment
Kent Hemmingson	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.

Name	Location	Date	Comment
Susan Gillespie	Austin, TX	2016-04-04	I own property in the Ridgelea 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 Ridgelea 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.

Name	Location	Date	Comment
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.

Name	Location	Date	Comment
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 sleazy 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.

Name	Location	Date	Comment
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.

Name	Location	Date	Comment
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.

Name	Location	Date	Comment
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 rogers	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, 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/)
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 to 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 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 \$s 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.

Sirwaitis, Sherri

From: Guernsey, Greg
Sent: Friday, July 08, 2016 12:10 PM
To: Sirwaitis, Sherri; Rusthoven, Jerry
Subject: FW: The Grove at Shoal Creek

FYI

From: Sara Speights [REDACTED]
Sent: Friday, July 08, 2016 12:06 PM
To: Gonzales, Rodney; Linseisen, Andrew; Edwards, Sue; Ott, Marc
Cc: Spillar, Rob; Weber, Thomas - BC; Rojas, Gabriel - BC; Denkler, Ann - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Kitchen, Ann; Garza, Delia; Zimmerman, Don; Troxclair, Ellen; Casar, Gregorio; Leslie Pool; Tovo, Kathie; Adler, Steve; Houston, Ora; Renteria, Sabino; Gallo, Sheri
Subject: The Grove at Shoal Creek

Dear Mr. Gonzales,

I am concerned that you have significantly exceeded your authority, and are jeopardizing the integrity of the land development process, by your action to cut off the professional staff review of the Traffic Impact Analysis on the proposed Grove PUD development before it could be done as required by law. For that matter, you are putting the Zoning and Platting Commission (ZAP) and the City Council in the position of being forced to act on a development when they do not have an accurate professional traffic engineering review of staff in order to know the likely impact of the traffic caused by this development or whether it will obligate the City and taxpayers to huge expense later on.

Below is the Land Development Code section requiring a traffic Impact Analysis that conforms to the Transportation Criteria Manual. That TIA is supposed to be evaluated by city staff who are traffic engineers. As the Director of the Development Services Department, you are over the traffic engineers who were told to stop this review mid-stream, because you had cut a deal on March 22 with the developer to accept his TIA as supposedly workable. Nowhere in the LDC does it allow such action. As you know, the traffic on Bull Creek Road is already at more than 7,000 vehicle trips a day, which exceeds the desired operating level, and adding 18,000 to 19,000 vehicle trips on this little 2-lane road for the Grove is grossly excessive. Do the developer's tweaks to the intersection of 45th and Bull Creek Road make this all workable? What about the impact on Jackson Avenue? Was that ever studied? We will never know since the traffic engineers are no longer allowed to review it.

Am I missing something here? Do you have this authority somewhere that I am unaware of? ZAP is meeting next Thursday, July 14, to make a decision on this PUD application, and there are lots of unanswered questions. Please don't expect the professional engineers involved to take the brunt for your actions. Perhaps you should be there to answer their questions.

Sara Speights, President
Bull Creek Road Coalition (BCRC)

- § 25-6-115 - STANDARDS FOR TRAFFIC IMPACT ANALYSIS.

(A)

The director shall determine the geographic area to be included in a traffic impact analysis.

(B)

A traffic impact analysis must be performed under the supervision of a registered professional engineer or other qualified individual.

(C)

A traffic impact analysis must conform with the requirements of this article and the Transportation Criteria Manual.

(D)

A traffic impact analysis report must describe the study methodology, the data used, and the study findings and provide recommendations based on the results.

(E)

A traffic impact analysis report must be signed by a registered professional engineer or other qualified individual responsible for the supervision of the study and preparation of the traffic impact analysis.

Source: Sections 13-5-42(b) and 13-5-46(a); Ord. 990225-70; Ord. 031211-11.

• **§ 25-6-116 - DESIRABLE OPERATING LEVELS FOR CERTAIN STREETS.**

Traffic on a residential local or collector street is operating at a desirable level if it does not exceed the following levels:

Pavement Width	Vehicles Per Day
Less than 30 feet	1,200
30 feet to less than 40 feet	1,800
40 feet or wider	4,000

Source: Sections 13-5-47(c); Ord. 990225-70; Ord. 031211-11.

• **§ 25-6-117 - WAIVER AUTHORIZED.**

(A)

The director may waive the requirement to submit a traffic impact analysis.

(B)

If the director waives the requirement to submit a traffic impact analysis, the director shall include the reason for the waiver in the director's decision or recommendation on the application.

(C)

A person who obtains a waiver under this section must mitigate adverse effects of the traffic generated from a proposed development.

(D)

The traffic generated from a proposed development for which the requirement to submit a traffic impact was waived may not:

(1)

in combination with existing traffic, exceed the desirable operating level established in Section 25-6-116 (*Desirable Operating Levels For Certain Streets*); or

(2)

endanger the public safety.

Sirwaitis, Sherri

Subject: FW: The Grove - Erosion, Functional Obsolescence of West 45th Street Bridge, Traffic Exceedance, Traffic Danger
Attachments: 2016-07-11 Presentation to ZAP.pdf

From: John Moore]
Sent: Wednesday, July 13, 2016 2:16 PM
To: sherri.sirwaitis@austintexas.gov
Cc: sheri.gallo@austintexas.gov; marc.ott@austintexas.gov; steve.adler@austintexas.gov
Subject: The Grove - Erosion, Functional Obsolescence of West 45th Street Bridge, Traffic Exceedance, Traffic Danger

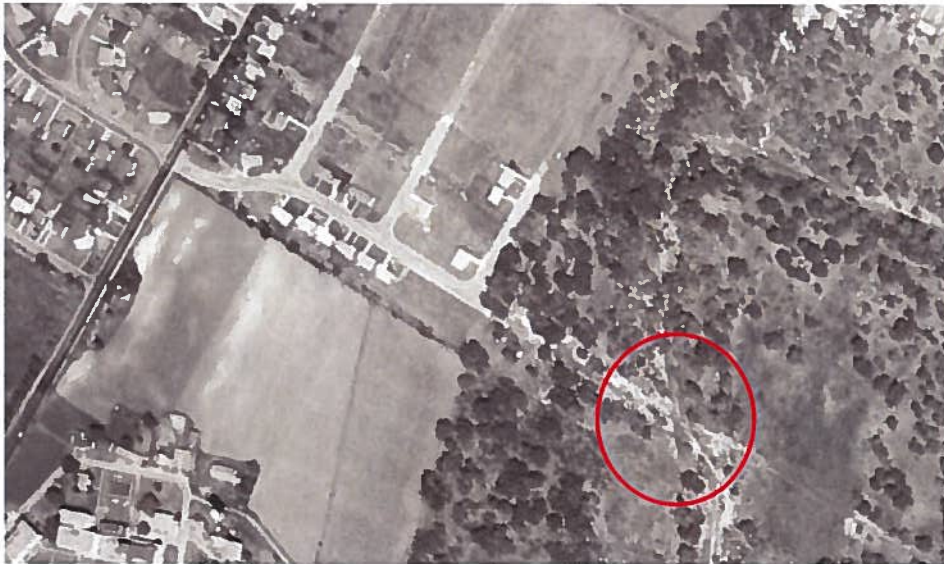
Dear Ms. Sirwaitis:

I have prepared the attached information that I ask be considered in relation to the application by ARG Corporation for approval of their Planned Urban Development called The Grove. This relates to erosion undercutting the bridge of West 45th Street over Shoal Creek, the "Functional Obsolescence" of that bridge, the incapacity of West 45th Street to handle the traffic already on it (much less that proposed by ARG), and the dangerous condition of access to West 45th Street by residents with driveways on the Street.

I was signed up to speak at the consideration of The Grove PUD by the Zoning and Platting Commission last month but was not reached. I regret that I will not be able to attend ZAP's continued hearing tomorrow evening, July 14, 2016. In lieu of oral comments, please consider the attached PDF document as my comments.

Thank you
John Moore
2637 West 45th

**Erosion on
Shoal Creek below 45th Street Bridge is
NOT “*Nature Taking its Course*”**



TNRIS 1952

1952 - No Bridge - Creek flowing to southeast without major erosion.



TNRIS - 1973

**1973 Bridge in Place
Shoal Creek turns to South**



Google Earth - 2002

**2002
Bridge Stabilization Efforts Underway**



Google Earth - 2016

2016
Bridge Stabilization Efforts Failing



2016

Shoal Creek Undercutting Concrete Apron



2016

Shoal Creek Undercutting Concrete Apron

**West 45th Street Bridge and Street are
Functionally Obsolete**



TNRIS - 1952

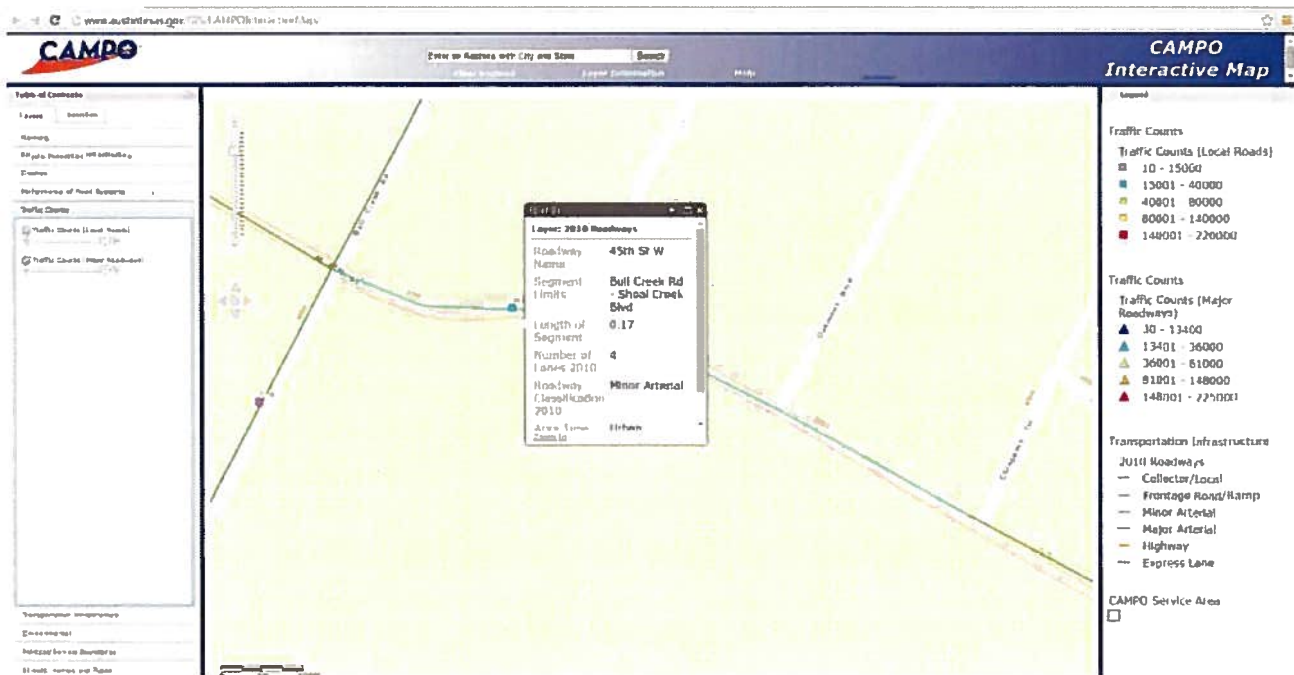
1952

**No Bridge - 45th Street
45th Street is a Residential Dirt Road**



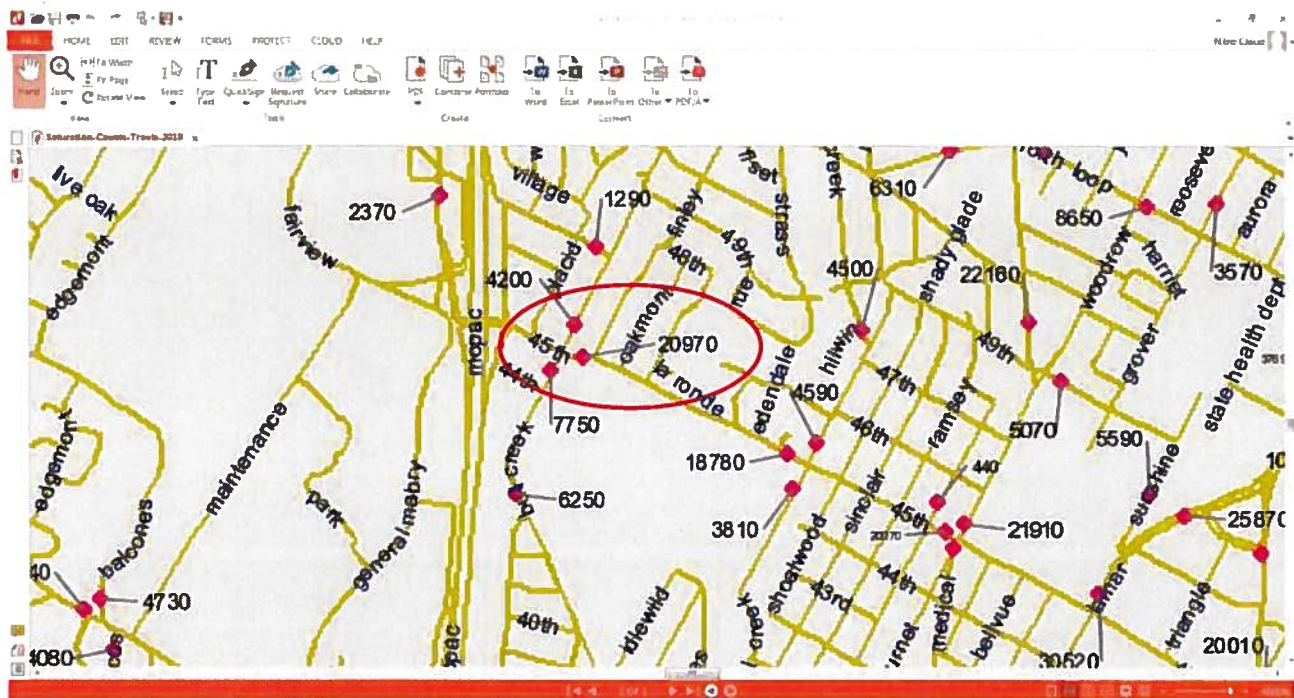
CAMPO

**CAMPO HAS CLASSIFIED THE BRIDGE OVER SHOAL CREEK AS
"FUNCTIONALLY OBSOLETE"**



CAMPO

West 45th Street is Already Overburdened CAMPO Traffic Counts Grouping - 13401-36000



CAMPO

2016 CAMPO Count at 45th Street East of Bull Creek
20,970 DAILY TRIPS ALREADY



Google Earth - 2013

**Overhead - Traffic Back-Up East Bound on 45th Street (Typical)
Gap in Traffic Allows Use of Driveways on West 45th Street**



Google Earth - 2012

**Overhead - Traffic Back-Up East Bound on 45th Street (Typical)
Traffic Moving East on 45th Street - No Gap Now**



**Street View - Traffic Back-Up Eastbound on 45th Street (Typical)
This is with a Gap - Only Useable Time for Residential Driveways**



Street View - Traffic Back-Up Eastbound on 45th Street (Typical)
This is NOT a Westbound Gap - DO NOT GO!

CONCLUSIONS

Erosion:

Neither the City nor ARG have analyzed the interrelationship of the bridge of West 45th Street over Shoal Creek. The bridge and installed concrete apron have redirected the flow of the creek to the west - into the Grove PUD as planned and proposed. Erosion controls intended to save the bridge are redirecting and exacerbating erosion - and failing to save the bridge.

Functionally Obsolete Bridge:

The bridge of West 45th Street over Shoal Creek is FUNCTIONALLY OBSOLETE. It was not designed for and cannot handle the existing traffic - much less the traffic to be added by the Grove PUD as planned and proposed.

West 45th Street cannot handle the traffic:

West 45th Street is already overburdened - residents have no option for access other than 45th Street during gaps in traffic flow. (And no walking alternative.)

Inadequate studies:

Neither ARG nor the City Staff have studied the erosion interplay between the 45th Street Bridge and Shoal Creek. The erosion is NOT NATURE TAKING ITS COURSE.

Neither ARG nor the City Staff have studied the traffic on West 45th Street except as an outlet to dump the proposed development's traffic out and away from Bull Creek Road.

Neither ARG nor the City Staff have studied the impact of the proposed development's added traffic to the FUNCTIONALLY OBSOLETE residential road that used to be West 45th Street or the bridge over Shoal Creek - neither were designed for existing traffic - much less the added traffic. HAS ANYBODY ASKED THE CITY'S BRIDGE MAINTENANCE DEPARTMENT ABOUT THIS?

Neither ARG nor the City Staff have performed a Gap Study. (Traffic engineers do this all the time.) HAS ANYBODY ASKED THE CITY'S TRAFFIC DEPARTMENT ABOUT A GAP STUDY?

Proposed Grove PUD is not superior:

ARG should be presenting solutions to the City to get their approved PUD - All they have done is create problems - and dump them on the City to solve.

Are you frustrated? I sure am.

ARG!!



Susan Sharlot
President, Westminster Residents' Association
4200 Jackson Avenue
Apartment 5003
Austin, Texas 78731

July 28, 2016

RECEIVED

AUG 02 2016

City of Austin
Mayor's Office
Attention: Mayor Steve Adler
P.O. Box 1088
Austin, Texas 78767-1088

Planning & Zoning Department

Attention: District 10 City Council Member Sheri Gallo, Same address

Re: The Grove

Dear Mayor Adler and Council Member Gallo:

Enclosed for each of you is a copy of a petition signed by 288 residents of Westminster life care community. The signatories have had a year and a half to think about The Grove's development, and to observe the changes made after neighborhood input and negotiations with the Developer.

The petition speaks for itself and sets forth the conclusion of the majority of Westminster residents that ARG's design is for a superior master-planned community. The listed attributes are in accord with the vision of Imagine Austin for the future of our great City.

The petition signers, of whom I am one, urge the support of our City's leaders for The Grove's development by ARG.

Sincerely,



Susan Sharlot
President, Westminster Residents' Association
Mobile: 512-327-1627
Email: susansharlot38@gmail.com

Enclosure: Also, cc: Marc Ott, City Manager, and Greg Guernsey, Director, City of Austin Planning and Zoning Department (with enclosures)

Petition to the City of Austin

Petition summary and background	By signing this petition, I acknowledge I am a resident of Westminster and support "The Grove" Development Plan as presented by ARG Bull Creek, Ltd. to the City of Austin. The Grove is a superior master planned community that will provide neighborhood friendly stores and restaurants, a village center, parkland and pedestrian trails within walking distance from Westminster. It will also provide for an expansion of senior housing needs in Austin's urban core.
Action petitioned for	We, the undersigned, are concerned citizens and voters, and we urge our City leaders to support "The Grove" development by ARG.

Date	Printed Name	Signature	Apt. #	Address
5/7/16	Lloyd A Dwyer	Lloyd A Dwyer	3	4100 Jackson Avenue Austin, Texas 78731
5/7/16	Hester White	Hester White	4	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Janella Mcclain	Janella Mcclain	14	4100 Jackson Avenue Austin, Texas 78731
5/7/16	Helen Bordoggy	Helen Bordoggy	15	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6-7-16	MARGARET FARR	Margaret Farr	109	4100 Jackson Avenue Austin, Texas 78731
"	Jeanne Barrier	Jeanne Barrier	107	4100 Jackson Avenue Austin, Texas 78731
6/7/16	R.R. BRIDGES	R.R. Bridges	251	4100 Jackson Avenue Austin, Texas 78731
6-7-18	Ernestine Bridges	E. A. B.	251	4100 Jackson Avenue Austin, Texas 78731
6/7/16	ELIZABETH SOBERG	Elizabeth Soberg	204	4100 Jackson Avenue Austin, Texas 78731
6/7/16	JOAN BALDAUF	Joan Baldauf	203	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Mike Nelson	Mike Nelson	208	4100 Jackson Avenue Austin, Texas 78731
6/7/16	F.B. Baker	F.B. Baker	208	4100 Jackson Avenue Austin, Texas 78731
6/7/16	MALCOLM FERGUSON	Malcolm Ferguson	215	4100 Jackson Avenue Austin, Texas 78731
6/7/16	FAYE CARNES	Faye Carnes	216	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Julia Jewett	Julia Jewett	9	4100 Jackson Avenue Austin, Texas 78731
6/7/16	MARY A. SENG	Mary A. Seng	18	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/7/16	Martha F. Burns	Martha F. Burns	135	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Billye Jones	Billye Jones	120	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Jane Briney	Jane Briney	501	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Louise Reck	Louise Reck	125	4100 Jackson Avenue Austin, Texas 78731
6/7/16	JACK B. HANKS	JACK B. HANKS	248	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Johnie Sue Hanks	Johnie Sue Hanks	248	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Roxanne Williamson	Roxanne Williamson	218	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Jackie E. Therese	Jackie E. Therese	382	4100 Jackson Avenue Austin, Texas 78731
6/7/16	MELVIN ECKHOFF	Melvin Eckhoff	231	4100 Jackson Avenue Austin, Texas 78731
6/7/16	LYDIA BLANCHARD	Lydia Blanchard	231	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Martha Q-Kopra	MARTHA A-KOPRA	233	4100 Jackson Avenue Austin, Texas 78731
6/7/16	SHARON KAHN	Sharon Kahn	234	4100 Jackson Avenue Austin, Texas 78731



Date	Printed Name	Signature	Apt. #	Address
6/7/16	Louise Falousek	Louise Falousek	235	4100 Jackson Avenue Austin, Texas 78731
6/7/16	John B. Sanders	John B. Sanders	239	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Ellen L. Babinsky	Ellen L. Babinsky	243	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Russell H. Brown	Russell H. Brown	240	4100 Jackson Avenue Austin, Texas 78731
6/8	Goldan Flack	John Flack	366	4100 Jackson Avenue Austin, Texas 78731
6/8	JANIE FLECK	JANIE FLECK	366	4100 Jackson Avenue Austin, Texas 78731
6-8	Hannah Smith	Hannah Smith	363	4100 Jackson Avenue Austin, Texas 78731
6-8	J. Frances Sharpe	(Fran) Sharpe	353	4100 Jackson Avenue Austin, Texas 78731
6-8	DARRELL DEARDEN	DARRELL DEARDEN	357	4100 Jackson Avenue Austin, Texas 78731
6/8	Louanne Brewster	Louanne Brewster	308	4100 Jackson Avenue Austin, Texas 78731
6/8	Merle Conley	Merle Conley	301	4100 Jackson Avenue Austin, Texas 78731
6/9	Helen Fletcher	Helen Fletcher	309	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
4/9	MARJORIE EASON	Marjorie Eason	310	4100 Jackson Avenue Austin, Texas 78731
4/9	SELENE C. WISSEMAN	SELENE C. WISSEMAN	315	4100 Jackson Avenue Austin, Texas 78731
4/9	CONNIE ROBERTS	Connie Roberts	322	4100 Jackson Avenue Austin, Texas 78731
4/9	Willard B. Brown	Willard B. Brown	332	4100 Jackson Avenue Austin, Texas 78731
4/9	Ira S. Speranza	Ira S. Speranza	342	4100 Jackson Avenue Austin, Texas 78731
4/9	GARCE SPERANZA	GARCE SPERANZA	342	4100 Jackson Avenue Austin, Texas 78731
4/9	Margaret Wesler	Margaret Wesler	345	4100 Jackson Avenue Austin, Texas 78731
4/9	William Craver	WILLIAM CRAVER	347	4100 Jackson Avenue Austin, Texas 78731
4/9	Neva Scott	Neva Scott	362	4100 Jackson Avenue Austin, Texas 78731
4/9	WILLIAM GREGORY	William Gregory	365	4100 Jackson Avenue Austin, Texas 78731
4/9	ELEANORA OLSON	ELEANORA OLSON	351	4100 Jackson Avenue Austin, Texas 78731
4/9	Rosella Sayers	Rosella Sayers	470 355	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6-9	Leonard Sayers	Leonard Sayers	470	4100 Jackson Avenue Austin, Texas 78731
6/9	JAN JURECK	JAN JURECK	# 456	4100 Jackson Avenue Austin, Texas 78731
6/9	Joyce Stewart	Joyce Stewart	# 457	4100 Jackson Avenue Austin, Texas 78731
6/9	PETER T. KIRK	PETER T. KIRK	# 463	4100 Jackson Avenue Austin, Texas 78731
6/9	JOAN W. KIRK	JOAN W. KIRK	# 441	4100 Jackson Avenue Austin, Texas 78731
6/9	BETTY JOURNEY	Betty Journey	# 440	4100 Jackson Avenue Austin, Texas 78731
6/9	Vilma Falck	Vilma Falck	# 437	4100 Jackson Avenue Austin, Texas 78731
6/9	Lucille Harrell	Lucille Harrell	# 435	4100 Jackson Avenue Austin, Texas 78731
6/9	Lester Harrell	Lester Harrell	435	4100 Jackson Avenue Austin, Texas 78731
6/9	Dorothy Penn	Dorothy Penn	433	4100 Jackson Avenue Austin, Texas 78731
6-9	JEAN MARIN	JEAN MARIN	428	4100 Jackson Avenue Austin, Texas 78731
6/9	MARION LEWIS	MARION LEWIS	405	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6-9	DORIS HARREL	Doris Harrel	423	4100 Jackson Avenue Austin, Texas 78731
6/9	Isabel Furlberg	Isabel Furlberg	421	4100 Jackson Avenue Austin, Texas 78731
6/9	PAULINE RICH	Pauline Rich	509	4100 Jackson Avenue Austin, Texas 78731
6-9	Evelyn Furlberg	Evelyn Furlberg	519	4100 Jackson Avenue Austin, Texas 78731
6/9	JIM HAWLEY	Jim Hawley	516	4100 Jackson Avenue Austin, Texas 78731
6/9	EDITHA HAWLEY	Editha Hawley	516	4100 Jackson Avenue Austin, Texas 78731
6/9	WELLS JACOBSON	Wells Jacobson	519	4100 Jackson Avenue Austin, Texas 78731
6/9	HARRY Tipton	Harry Tipton	520	4100 Jackson Avenue Austin, Texas 78731
6/9	Cathy Renner	Cathy Renner	522	4100 Jackson Avenue Austin, Texas 78731
6/9	JOHN A. ERLWIN	John A. Erlwin	536	4100 Jackson Avenue Austin, Texas 78731
6/9	Brenda K. Meffert	Brenda K. Meffert	529	4100 Jackson Avenue Austin, Texas 78731
6/9	Janet Maxon	Janet Maxon	445	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/9	Sam A. Mc	Donald G. Davis Jr.	439	4100 Jackson Avenue Austin, Texas 78731
6/9	Lucy Hanks	Lucy Hanks	429 ^{Duplex} 429	4100 Jackson Avenue Austin, Texas 78731
4/9	KATE BERGQUIST	Kate Bergquist	452	4100 Jackson Avenue Austin, Texas 78731
6/9	Pat O. Gienling	Pat O. Gienling	469	4100 Jackson Avenue Austin, Texas 78731
6/9	EDNA HASSINGER	Edna Hassinger	469	4100 Jackson Avenue Austin, Texas 78731
6/9	Patsy Hunter	Patsy B. Hunter	431	4100 Jackson Avenue Austin, Texas 78731
6/9	Gretchen Runge	Gretchen Runge	406	4100 Jackson Avenue Austin, Texas 78731
6/9	Phyllis Richards	Phyllis Richards	411	4100 Jackson Avenue Austin, Texas 78731
6/9	BETTY HENDRIX	Betty Hendrix	123	4100 Jackson Avenue Austin, Texas 78731
6/9	Lois Anderson	Lois Anderson	126	4100 Jackson Avenue Austin, Texas 78731
6/9	RUTH LEHMAN	Ruth Lehman	11	4100 Jackson Avenue Austin, Texas 78731
6/9	PAUL LEHMAN	Paul Lehman	11	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/9	HERBERT BRAVIST		144	4100 Jackson Avenue Austin, Texas 78731
6/6	Dorrie Bush	Dorrie Bush	517	4100 Jackson Avenue Austin, Texas 78731
6/6	Eury Bush	Eury Bush	517	4100 Jackson Avenue Austin, Texas 78731
6/6	MAURINE ATWOOD	Maurine Atwood	4017	4100 Jackson Avenue Austin, Texas 78731
6/6	Mary Brooks	Mary Brooks	4014	4100 Jackson Avenue Austin, Texas 78731
6/6	Phyllis Schenken	Phyllis R. Schenken	367	4100 Jackson Avenue Austin, Texas 78731
6/6	Robert Artichauer	Robert Artichauer	5015	4100 Jackson Avenue Austin, Texas 78731
6/6	Susan Sharlot	Susan Sharlot	5003	4100 Jackson Avenue Austin, Texas 78731
6/6	Helen Spear	Helen C. Spear	5005	4100 Jackson Avenue Austin, Texas 78731
6/6	JACK R MILLER	Jack R Miller	2003	4100 Jackson Avenue Austin, Texas 78731
6/6	MURNA MILLER	Murna Miller	2003	4100 Jackson Avenue Austin, Texas 78731
6/6				4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/6/16	Jessie Slocum	Jessie Slocum	# 138	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Jessie Slocum	Jessie Slocum	138	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Martha Foster	Martha Foster	5016	4100 Jackson Avenue Austin, Texas 78731
6/6/16	June Foster	June Foster	16	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Cynthia Leach	Cynthia Leach	4009	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Jacqueline Slocum	Jacqueline Slocum	5	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Lib Harris	Lib Harris	314	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Beverly S. Thomas	Beverly S. Thomas	137	4100 Jackson Avenue Austin, Texas 78731
6/6/16	PABLO RUIZ	Pablo Ruiz	4009	4100 Jackson Avenue Austin, Texas 78731
6-6-16	Reuben Brooks	Reuben Brooks	4014	4100 Jackson Avenue Austin, Texas 78731
6-6-16	THEOPHILE BLOOM	THEOPHILE BLOOM	250	4100 Jackson Avenue Austin, Texas 78731
6/7/16	ANONEN BRAGNAGY	ANONEN BRAGNAGY	15	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/4/16	William Mueller	William Mueller	4013	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Nancy Satterfield Nancy Satterfield	Nancy Satterfield	4016	4100 Jackson Avenue Austin, Texas 78731
	Lori Martin	Lori Martin	306	4100 Jackson Avenue Austin, Texas 78731
6/6/16	John H. Burttschell	John H. Burttschell	338	4100 Jackson Avenue Austin, Texas 78731
6/6/16	" ^x B. Andrews	B.J. Andrews	1015	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Bill Locy	Bill Locy	5007	4100 Jackson Avenue Austin, Texas 78731
6/6/16	Jack Locy	Jack J. Locy	5007	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Lillian Gray	Lillian Gray	104	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Alpha Ross	Alpha Ross	118	4100 Jackson Avenue Austin, Texas 78731
6-7-16	Judith Nickerson	Judith Nickerson	119	4100 Jackson Avenue Austin, Texas 78731
6/7/16	Lanise Miller	Lanise Miller	116	4100 Jackson Avenue Austin, Texas 78731
6-7-16	Ann Buck	Ann A. Buck	117	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/13/14	Janice E. Stoner	Janice E. Stoner	515	4100 Jackson Avenue Austin, Texas 78731
6/13/14	Charles Chia	Charles Chia	17	4100 Jackson Avenue Austin, Texas 78731
6/13/14	REX NORD Vivian Nord	REX NORD	514 ⁵²⁴	4100 Jackson Avenue Austin, Texas 78731
	Linny	Linny	104 ²¹⁴	4100 Jackson Avenue Austin, Texas 78731
	Paula Hurdley	PAULA HURDLEY	110	4100 Jackson Avenue Austin, Texas 78731
	Robbie Bear	ROBBIE BEAR	142	4100 Jackson Avenue Austin, Texas 78731
	R. MULLER HICKS	R. M. Muller Hicks	145	4100 Jackson Avenue Austin, Texas 78731
	Margaret Winters	MARGARET WINTERS	134	4100 Jackson Avenue Austin, Texas 78731
	Jack H Taylor	JACK TAYLOR	132	4100 Jackson Avenue Austin, Texas 78731
	W. L. Koller	W. L. Koller	141	4100 Jackson Avenue Austin, Texas 78731
	Charles Wagon	Charles Wagon	106	4100 Jackson Avenue Austin, Texas 78731
	Peggy Phillips	Peggy Phillips	518	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
JUNE 13-16	JERRY A. HUNT	Jerry A. Hunt	128	4100 Jackson Avenue Austin, Texas 78731
6/13/16	SHEILA KELLY	Sheila McKelley	202	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Sally Snyder	Suzanne L. Snyder	205	4100 Jackson Avenue Austin, Texas 78731
4/13/16	HELEN COVER	Helene Cover	214	4100 Jackson Avenue Austin, Texas 78731
6/13/16	MIMI ARONOFF	Mimi Aronoff	220	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Maggie Leach	Maggie Leach	238	4100 Jackson Avenue Austin, Texas 78731
6/13/16	ANN KANE	Ann Kane	302	4100 Jackson Avenue Austin, Texas 78731
6/13/16	MARY BARKS	Mary Barks	320	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Sepal Mooneyham	Sepal Mooneyham	323	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Catherine Goodwin	Catherine M. Goodwin	334	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Lindley Ray	Lindley Ray	338	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Robert Elsey	Robert Elsey		4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/13/14	NORMAN ERNST	Norman Ernst	353	4100 Jackson Avenue Austin, Texas 78731
	Joan Graham	Joan Graham	358	4100 Jackson Avenue Austin, Texas 78731
	Glen Gatz	Glen Gatz	404	4100 Jackson Avenue Austin, Texas 78731
	JO BETSY SEEBEHELY	Betsy Seebeheley	418	4100 Jackson Avenue Austin, Texas 78731
	Catherine Wahrmund	Catherine Wahrmund	416	4100 Jackson Avenue Austin, Texas 78731
	Lillian Brown	Lillian B Brown	416	4100 Jackson Avenue Austin, Texas 78731
	NORA REESE	Nora B. Reese	420	4100 Jackson Avenue Austin, Texas 78731
	Mary Lee Ausley	Mary Lee Ausley	424	4100 Jackson Avenue Austin, Texas 78731
	Margaret Berry	Margaret Berry	425	4100 Jackson Avenue Austin, Texas 78731
	Julia Mellenbruch	Julia Mellenbruch	444	4100 Jackson Avenue Austin, Texas 78731
	Frances Richter	Frances R. Richter	530	4100 Jackson Avenue Austin, Texas 78731
	Arlin Hinton	Arlin Hinton	532	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/13/16	Katherine Race	Katherine Race	524	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Annette Turner	Annette Turner	521	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Georgine Webb	Georgine Webb	508	4100 Jackson Avenue Austin, Texas 78731
6/14/16	Billy Faye Howard	Billy Faye Howard	111	4100 Jackson Avenue Austin, Texas 78731
6/14/16	Donald Bobb	Donald Bobb	105	4100 Jackson Avenue Austin, Texas 78731
6/14/16	Pat Wright	Pat Wright	#7	4100 Jackson Avenue Austin, Texas 78731
6/14/16	T.B. Wright	T.B. Wright	#7	4100 Jackson Avenue Austin, Texas 78731
6/14/16	Jane Whithead	Jane B. Whithead	922	4100 Jackson Avenue Austin, Texas 78731
6/14/16	Jane Ader	Jane B. Ader	127	4100 Jackson Avenue Austin, Texas 78731
	Genevieve Taylor	Genevieve Taylor	133	4100 Jackson Avenue Austin, Texas 78731
6/14/16	Jane Robichaux	Jane Robichaux	115	4100 Jackson Avenue Austin, Texas 78731
	Louise Tang	Louise Tang	19	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/14/74	Tim Bond	Off Bond	103	4100 Jackson Avenue Austin, Texas 78731
	ALICE R. PRYOR	Alice Pryor	201	4100 Jackson Avenue Austin, Texas 78731
	Peggy Bergh	Peggy Bergh	211	4100 Jackson Avenue Austin, Texas 78731
	Mary Kahler	Mary Kahler	221	4100 Jackson Avenue Austin, Texas 78731
	John McKetta	John McKetta	229	4100 Jackson Avenue Austin, Texas 78731
	Marie McPhail	Marie McPhail	246	4100 Jackson Avenue Austin, Texas 78731
	Betty Hay	Betty Hay	247	4100 Jackson Avenue Austin, Texas 78731
	Wanda Anderson	Wanda Anderson	248	4100 Jackson Avenue Austin, Texas 78731
	Tracy Aycock	Tracy Aycock	331	4100 Jackson Avenue Austin, Texas 78731
	John Clark	John Clark		4100 Jackson Avenue Austin, Texas 78731
	Dorothy Nealey	Dorothy Nealey	409	4100 Jackson Avenue Austin, Texas 78731
	Mary Jansen	Mary Jansen	447	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
4/14/16	Alice Pasley	Alice H. Pasley	464	4100 Jackson Avenue Austin, Texas 78731
6/15/16	Jack Howard	Jack Howard	331	4100 Jackson Avenue Austin, Texas 78731
6/15/16	Helen Hooper	Helen Hooper	108	4100 Jackson Avenue Austin, Texas 78731
	CHARLOTTE GRES	Charlotte Gress	330	4100 Jackson Avenue Austin, Texas 78731
9/5/16	FAN BARAE	Fan Barae	502	4100 Jackson Avenue Austin, Texas 78731
6/15/16	Rosemary Loere	Rosemary Loere	124	4100 Jackson Avenue Austin, Texas 78731
6/16/16	Nancy R Keith	Nancy R Keith	140	4100 Jackson Avenue Austin, Texas 78731
	Ferry Keith	Ferry Keith	140	4100 Jackson Avenue Austin, Texas 78731
				4100 Jackson Avenue Austin, Texas 78731
				4100 Jackson Avenue Austin, Texas 78731
				4100 Jackson Avenue Austin, Texas 78731
				4100 Jackson Avenue Austin, Texas 78731

Petition to the City of Austin

Petition summary and background	By signing this petition, I acknowledge I am a resident of Westminster and support "The Grove" Development Plan as presented by ARG Bull Creek, Ltd. to the City of Austin. The Grove is a superior master planned community that will provide neighborhood friendly stores and restaurants, a village center, parkland and pedestrian trails within walking distance from Westminster. It will also provide for an expansion of senior housing needs in Austin's urban core.
Action petitioned for	We, the undersigned, are concerned citizens and voters, and we urge our City leaders to support "The Grove" development by ARG.

Date	Printed Name	Signature	Apt. #	Address
6-8-16	NANCY RAPER	Nancy Raper	336	4100 Jackson Avenue Austin, Texas 78731
6-8-16	Lucy Hanks	Lucy Hanks	429	4100 Jackson Avenue Austin, Texas 78731
6/8/16	JAMES G FOSTER	James G Foster	443	4100 Jackson Avenue Austin, Texas 78731
6/8/16	M. Van Sickle	M. Van Sickle	516	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/9/2016	W Douglas Sampson	<i>W Douglas Sampson</i>	243	4100 Jackson Avenue Austin, Texas 78731
6/16/14	JULIAN MARTIN	<i>Julian G. Martin</i>	306	4100 Jackson Avenue Austin, Texas 78731
6/9/16	Kathleen P Kelly	<i>Kathleen P Kelly</i>	245	4100 Jackson Avenue Austin, Texas 78731
6/9/16	Carolyn H Hyrson	<i>Carolyn H Hyrson</i>	508	4100 Jackson Avenue Austin, Texas 78731
6/9/16	Floyd Brandt	<i>Floyd Brandt</i>	5012	4100 Jackson Avenue Austin, Texas 78731
6/9/16	Marian Claman	<i>Marian Claman</i>	5009	4100 Jackson Avenue Austin, Texas 78731
6/9/16	KATHERINE NELSON	<i>Katherine Nelson</i>	5014	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Lois K. Dowling	<i>Lois K. Dowling</i>	403	4100 Jackson Avenue Austin, Texas 78731
6/13/16	FRANK COBERT, M.D.	<i>Frank Cobert, M.D.</i>	5002	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Patricia L. Curtis			4100 Jackson Avenue Austin, Texas 78731
6/13/16	PATRICIA L. CURTIS	<i>Patricia L. Curtis</i>	1020	4100 Jackson Avenue Austin, Texas 78731
6/13	JUDY C TALBOT	<i>Judy C Talbot</i>	5023	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/14/2016	Dorothy C. Brown	Dorothy C. Brown	4021	4100 Jackson Avenue Austin, Texas 78731
6-14	Joann Smith	Joann Smith	3003	4100 Jackson Avenue Austin, Texas 78731
6/14	Joann Crossley	Joann Crossley	1002	4100 Jackson Avenue Austin, Texas 78731
6/14	Emilia Martin	Emilia Martin	5026 5602	4100 Jackson Avenue Austin, Texas 78731
6/14	Norma Martin	Norma Martin	5026 5602	4100 Jackson Avenue Austin, Texas 78731
6-14	Nancy Merritt	Nancy Merritt	1005	4100 Jackson Avenue Austin, Texas 78731
6-14	Virginia Nokes	Virginia Nokes	1009	4100 Jackson Avenue Austin, Texas 78731
6-14	Hal Venton	H.A. KESTEN	1008	4100 Jackson Avenue Austin, Texas 78731
6-14	Rita M. Keaton	Rita M. Keaton	1007	4100 Jackson Avenue Austin, Texas 78731
6-14	RE Kelly	RE Kelly	1010	4100 Jackson Avenue Austin, Texas 78731
6-14	MARGARET S KELLY	Margaret S. Kelly	1010	4100 Jackson Avenue Austin, Texas 78731
6-16	Barry Hayes	Barry Hayes	4018	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/8/16	Barry Taylor	Barry Taylor	4008	4100 Jackson Avenue Austin, Texas 78731
"	Katherine Taylor	Katherine B Taylor	4208	4100 Jackson Avenue Austin, Texas 78731
"	ANN MARIE HARRISON	Ann Marie Harrison	2002	4100 Jackson Avenue Austin, Texas 78731
"	Joyce C. Sampson	Joyce C. Sampson	438	4100 Jackson Avenue Austin, Texas 78731
"	Jane & Shetelman	Jane & Shetelman	343	4100 Jackson Avenue Austin, Texas 78731
"	Tom W. Sheffelman	Tom W. Sheffelman	943	4100 Jackson Avenue Austin, Texas 78731
6/8/16	CAROLE M. SIKES	Carol M Sikes	2000	4100 Jackson Avenue Austin, Texas 78731
6/8/16	CHARLES T SIKES	Charles T. Sikes	2000	4100 Jackson Avenue Austin, Texas 78731
6/8/16	JAN SCURLOCK	Jan Scurlock	456	4100 Jackson Avenue Austin, Texas 78731
6-9-16	MARY C. BOHLS	Mary C. Bohls	228	4100 Jackson Avenue Austin, Texas 78731
6-9	Catherine Hubbs	Catherine Hubbs	236	4100 Jackson Avenue Austin, Texas 78731
6-9-16	Sally Leach	Sally Leach	3008	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/8/16	Virginia McDermott	Virginia McDermott	1012	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Carrie Patman	Carrie Patman	4023 apt. 2738 Neal Th. Guts	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Diane Mungy	Anna Ritter	2256	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Dakota Smith	Lorrie Smith	2253	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Virginia Stotts	Virginia Stotts	1	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Clarice Pfluger	Glenn Pfluger	Neal etc	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Forrest Hill (Cornelia)	Forrest G. Hill	311 Neal etc	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Connie Moore	Connie Moore	2208	4100 Jackson Avenue Austin, Texas 78731
6/13/16	John I. Simpson	John I. Simpson	438	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Shirley Rubinet	Shirley Rubinet	4026	4100 Jackson Avenue Austin, Texas 78731
6/13/16	Jackie Hiege	Jackie Hiege	4027	4100 Jackson Avenue Austin, Texas 78731
6/14/16	Mark Therman	MAX SHERMAN	3007	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6/8/16	MARION DEFORD	Marion Deford	503	4100 Jackson Avenue Austin, Texas 78731
6/8/16	SUSAN CLEVELAND	Susan Cleveland	414	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Kathryn Turner	Kathryn Turner	427	4100 Jackson Avenue Austin, Texas 78731
6/8/16	EDIE HAWLEY	Edie Hawley	515	4100 Jackson Avenue Austin, Texas 78731
6/8/16	SHIRLEY M ^{CE} EE	Shirley M ^{CE} EE	101	4100 Jackson Avenue Austin, Texas 78731
6/8/16	SPENCER ROSENFELD	Shirley M ^{CE} EE	418	4100 Jackson Avenue Austin, Texas 78731
6/8/16	CHARLOTTE GRES Charlotte	Charlotte Charlotte	330	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Carol Williams	Carol Williams	5017	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Beverly Shivers	Beverly Shivers	3010	4100 Jackson Avenue Austin, Texas 78731
6-8-16	PAULA HUNDLEY	Paula Hundley	110	4100 Jackson Avenue Austin, Texas 78731
6-8-16	JAY COWLEY	Jan Cowley	3002	4100 Jackson Avenue Austin, Texas 78731
	JOAN MUELLER	Joan Mueller	4015	4100 Jackson Avenue Austin, Texas 78731

Date	Printed Name	Signature	Apt. #	Address
6-8-16	Sheldon Lloyd	Sheldon Lloyd	5021	4100 Jackson Avenue Austin, Texas 78731
6-8-16	Ruby Lloyd	Ruby L. Lloyd	5021	4100 Jackson Avenue Austin, Texas 78731
"	Young Schreder	Young Schreder		4100 Jackson Avenue Austin, Texas 78731
6-8-16	FRANK MILMAN	Frank Milman	4005	4100 Jackson Avenue Austin, Texas 78731
6-8-16	DINA MILMAN	Dina Milman	4005	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Judy Corwin	Judy Corwin	422	4100 Jackson Avenue Austin, Texas 78731
6/8/16	JACK ROSSET	Jack Rosset	1014	4100 Jackson Avenue Austin, Texas 78731
6/8/16	WILLIAM CRAVER	William Craver	347	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Nancy Kevorkian	Nancy Kevorkian	3004	4100 Jackson Avenue Austin, Texas 78731
6/8/16	R. THOMAS HOLTZBACH, MD	R. Thomas Holtzbach, MD	3004	4100 Jackson Avenue Austin, Texas 78731
6/8/16	CM. Carr mm Carr	CM Carr	2001	4100 Jackson Avenue Austin, Texas 78731
6/8/16	Sanet Carr	Sanet Carr	2001	4100 Jackson Avenue Austin, Texas 78731

2

Date	Printed Name	Signature	Apt. #	Address
6-8-16	Harry Middleton	Harry Middleton	4012	4100 Jackson Avenue Austin, Texas 78731
6-8-16	Helen J Rasmussen	Helen J Rasmussen	4004	4200 Jackson Avenue Austin, Texas 78731
6-8-16	MARJORIE EASON	Marjorie Eason	310	4100 Jackson Avenue Austin, Texas 78731
6-8-16	Betty Bennie	Betty Bennie	5013	4200 Jackson Avenue Austin, Texas 78731
6-8-16	Anna Shreed	Anna Shreed	316	4100 Jackson Avenue Austin, Texas 78731
6/8/16	William Schleuse	William Schleuse	1012	4200 Jackson Avenue Austin, Texas 78731
"	James Pearson, Jr	James Pearson, Jr	4012	4100 Jackson Avenue Austin, Texas 78731
6-8-16	Martha Frede	Martha Frede	5016	4200 Jackson Avenue Austin, Texas 78731
6-8-16	Lowell ^{JAN} Lozier ROBERTS	Jan Roberts	241	4100 Jackson Avenue Austin, Texas 78731
6-8-16	JAN EASON	Jan Eason	4012	4100 Jackson Avenue Austin, Texas 78731
6-8-16	JIM LOZIEL	Jim Lozier	4007	4200 Jackson Avenue Austin, Texas 78731
6/8/16	DELLA LOZIER	Della Lozier	4007	4200 Jackson Avenue Austin, Texas 78731

[illegible]

[illegible]

Staff Response to Questions from Grayson Cox

Mr. Adams,

I received your contact info from Council Member Gallo's email below, and I very much appreciate the update you provided in her newsletter. I happen to live on W 45th Street directly adjacent to the proposed "The Grove at Shoal Creek," and I am also the vice president of the Bull Creek Road Coalition - a coalition of the seven neighborhoods surrounding this former State property.

I and many of my neighbors appreciate the work staff is doing on this very complex and contentious PUD, but we have some concerns about the latest traffic information from the applicant and City staff. If you or your staff could address the following questions, we would be most appreciative:

The latest (final?) City comments require a street be constructed through the existing home located at 2627 W 45th. This is understandably concerning to the hundreds of residents that live on 45th and within Shoalmont (south Allandale).

1. Has the impact of this proposed street extension to W 45th Street traffic and public safety been studied by the City or developer?

The Applicant provided traffic analysis for this proposed connection and included it in Appendix J of the TIA. Comments remain on trip distribution assumptions and how existing travel patterns and intersection operations would change with the new connection between the Jackson Street/Bull Creek Road intersection and W 45th Street. The City has requested a schematic design from the applicant to enable additional analysis. The City is awaiting a response from the Applicant regarding these issues.

2. Specifically, 45th and Shoalmont residents utilize the gaps in traffic created by the split phasing at the 45th & Bull Creek Rd intersection to safely get in and out of their driveways and neighborhood streets. Has the impact to the safety of these turning movements been studied?

It is the City's position that split-phasing is generally not desirable for traffic signal operation; the City is in the process of removing split-phasing wherever possible to increase signal efficiency and improve mobility. While specific traffic studies were not completed for traffic entering W 45th Street from intersecting streets, the City evaluated and rejected proposed options that would have impacted available gaps in traffic along W 45th Street, including at least one option to reconfigure the street to three lanes (one lane in each direction with center turn lane). The all-way stop at W 45th Street and Shoal Creek Boulevard will still create gaps in the traffic stream on W 45th Street for the traffic on the side streets.

3. The proposed street connection is also within the influence area of multiple existing street and driveway intersections. Has the impact to the safety of these intersections been studied?

The Applicant provided traffic analysis at the intersection of W 45th Street / Bull Creek Road with the proposed geometry: eastbound and westbound single left-turn lanes, northbound dual left-turn and single right-turn lanes. The proposed configuration is expected to address the impact of additional traffic from the proposed development at this intersection.

The City reviewed the proposed design at the intersection of W 45th Street / Bull Creek Road from a safety perspective as well, including the three-lane section previously described. The City rejected the proposal because of the lack of gaps and reduced safety to drivers turning onto W 45th Street.

The subsequent proposal included eastbound and westbound single left-turn lanes, northbound dual left-turn and single right-turn lanes with a skew on the northbound approach. The City reviewed and rejected the proposed design because of safety concerns of the skew.

After several iterations of design options and review, the Applicant submitted the current option (Option 2). Upon review of the proposed option, the City conceptually accepted the proposed design.

4. Will the developer of The Grove PUD be allowed to proceed with building on this land if this street extension is found to be unsafe and/or infeasible?

No – the City does not accept design(s) that jeopardize public safety. As noted elsewhere, the City has rejected several design proposals due to safety concerns identified by the City.

5. The required street at 2627 W 45th is, according to City comments and the developer's public presentations, going to be a "right-in, right-out" intersection approach. Could you provide examples of this type of intersection approach in Austin on a public street and the width of frontage they typically require?

The City of Austin has required this type of approach at several intersections with public streets. The preliminary design still needs to be submitted by the Applicant and reviewed by the City before its approval. The design could consist of a triangular raised island on Jackson Avenue or a linear raised curb on W 45th Street. The driveway at 5242 N Lamar Boulevard is an example of a triangular raised island with potential similar geometry.

6. Can you also provide the City's analysis that determined a right-in, right-out would be appropriate for this location?

The Applicant conducted a traffic analysis to identify the impact of the right-in, right-out connection to W 45th Street, which the City reviewed. The proposed right-in, right-out connection is expected to improve the operation of the W 45th Street/Bull Creek Road intersection by removing some of the traffic load. The City has requested a schematic design from the applicant to enable additional analysis. If the proposed street connection is approved the Applicant will need to provide a final design for the City's review at the site plan review stage.

7. "Channelizing in areas too small to permit islands of adequate size" and "geometric design inadequate to accommodate the size and operating characteristics of vehicles" are listed as common errors in right-in, right-out channelization according to the National Association of City Transportation Officials. The Transportation Research Board provides similar guidance. Has the City studied the feasibility of the geometry of this intersection approach considering the 60 feet SF-2 lot width and the adjacent SF-2 lot improvements (homes, driveways, etc.) on each side of 2627 W 45th? If so, what design standard and design vehicle did the City use?

As noted in #6, The City has requested a schematic design from the applicant to enable additional analysis. If the proposed street connection is approved the Applicant will need to provide a final design for the City's review at the site plan review stage.

8. These types of intersection approaches are often discouraged because they induce illegal and unsafe u-turn movements either at the intersection or further upstream/downstream. Since most homes on 45th have circular driveways, residents are understandably concerned that their driveways or other residential side streets will become an easy way to circumvent movement limitations at the 2627 intersection. Did the City consider these potential impacts to upstream and downstream properties and intersections when requiring this street extension?

The City has experienced properly designed right-in, right-out connections operating as intended. This particular connection is expected to improve traffic operation at W 45th Street/ Bull Creek Road intersection and complete the extension of Jackson Avenue as a public street.

9. Documents we reviewed today appear to show TxDOT confirming that they do not intend to make the improvements shown in the applicant's TIA for the intersections of Highland Terrace & Mopac Southbound Frontage Road and 45th & Mopac Northbound Frontage Road. These improvements include dual lanes on each frontage road and a new signal at the SBFR intersection. In these documents and the revised TIA, the applicant's engineer notes TxDOT's comments, and the applicant agrees to pay a small "pro-rata" share to help potentially fund these improvements in the future.

Does the City have plans and funding in place to pay for the rest of this cost and construct these improvements? If not, then has the City studied the impact to these intersections in the ultimate build-out condition without these improvements?

As you note, the intersections in question are under jurisdiction of TxDOT. The City of Austin does not have funding for these improvements, but they have been identified to be included in future studies. The Applicant has agreed to fund *and construct* substantial mitigation improvements near the development site along roadways under the City of Austin's jurisdiction.

10. The developer has indicated that a substantial amount of the cars going to/from The Grove at Shoal Creek will come from Mopac. Since these off ramps are shown to currently fail in the applicant's TIA, is it appropriate to review the potential impacts to safety of the off-ramp vehicle stacking before recommending the approval of a 3.2 million square feet development entitlement at this location? Does the proposed Grove PUD add to the vehicle stacking on these off-ramps with no improvements made, and how does this impact public safety?

Queuing on the ramps is an existing condition. The City of Austin does not mitigate queuing conditions on TxDOT facilities. TxDOT can respond to impacts to public safety.

11. The latest City staff comments recommend "Option 2" for the applicant's proposed layout of the new 45th and Bull Creek Road intersection.
Has the City reviewed the feasibility and geometry of this proposed intersection layout? If so, what design vehicle was used? Does this proposed intersection meet the City's standard design for these classification of streets and intersections?

Yes – the City reviewed the feasibility and geometry of the proposed intersection layout as noted below. The Applicant went through several iterations in the design at different stages of the review process. The City reviewed several design options until the Applicant provided Option 2 that is conceptually acceptable to the City. For the intersection of W 45th Street / Bull Creek Road, turning templates for single-unit truck and passenger car design vehicles were used for analyzing northbound dual lefts.

12. How much area behind the existing curb will be required to make these lane additions to this intersection? Does this area fit entirely within the existing public right-of-way? If not, who is acquiring the necessary land or will the City use its eminent-domain authority to take this land on behalf of the developer?

The proposed improvements will not fit entirely within the existing right-of-way. The Applicant has indicated that it is acquiring necessary right-of-way on the southeast corner to accommodate the proposed design at the intersection of W 45th Street / Bull Creek Road. The Applicant is also obtaining an easement on the northwest corner to accommodate sufficient space for receiving the dual northbound to westbound left turns based on the turning templates submitted by Applicant. The Applicant submitted a conceptual layout of the proposed intersection to the City as per the requirement, which shows existing and proposed rights-of way and easements. If the Applicant is unable to acquire the needed land, a revised design will need to be submitted and reviewed by the City.

13. Was consideration given to the safety impacts to adjacent residences, particularly those in the line of vehicle movement prior to the sharp “s-curve” just before this intersection?

See response for #4 above. Based on the review of several iterations of designs options, Option 2 was the most feasible option with respect to safety and operation considering the existing S-curve.

14. Will the developer of The Grove PUD be allowed to proceed with building on this land if these intersections are found to be unsafe and/or infeasible?

No – the City does not accept design(s) that jeopardize public safety. As noted elsewhere, the City has rejected several design options at the intersection of W 45th Street / Bull Creek Road due to safety concerns identified by the City.

15. We’ve been told that City staff has to “wrap this up” in the next two weeks, so we would be grateful for your prompt response to these critically important questions.

Since I have certainly not asked all of the questions my neighbors have regarding traffic and transportation surrounding The Grove site, I would also like to request a meeting with you, your staff, and the families on 45th and in Shoalmont whose daily lives, homes, and safety are most affected by these City staff recommendations. Perhaps a town-hall style meeting could be coordinated with Council Member Gallo’s and Council Member Pool’s offices?

Requests for meeting with Council Members can be made with their offices, although public comments are typically addressed when development cases are taken to public Council and Committee meetings. City staff met with members of the BCRC on April 12 per their request.

City staff often hold public meetings during construction projects that impact travel patterns in front of people's homes and within their neighborhoods. This situation is no different, except traffic and public safety impacts from construction is temporary, and the recommendations City staff are making on this zoning case have a permanent impact to traffic and public safety in these residential areas.

Lastly, I implore you and your staff to complete the necessary due diligence, safety analysis, and feasibility studies for *all* of these issues on the proposed Grove PUD before reaching a final recommendation on the zoning case. Delaying this engineering due diligence until site plan is putting the cart before the horse, as the saying goes, and there is no mechanism for public and Council involvement in the administrative site plan review process.

Thank you,
Grayson Cox

Sirwaitis, Sherri

From: Guernsey, Greg
Sent: Wednesday, September 07, 2016 8:09 AM
To: Rusthoven, Jerry; Sirwaitis, Sherri
Subject: FW: C814-2015-0074 - The Grove at Shoal Creek PUD
Attachments: Letter to Council- The Grove at Shoal Creek PUD.pdf

FYI

From: Michael Curry [mailto:mcmediate@msn.com]
Sent: Wednesday, September 07, 2016 1:04 AM
To: Linseisen, Andrew; Derr, Gordon
Cc: Sirwaitis, Sherri; Guernsey, Greg; Edwards, Sue; Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Pool, Leslie; Casar, Gregorio; Kitchen, Ann; Gallo, Sheri; Troxclair, Ellen; Zimmerman, Don
Subject: C814-2015-0074 - The Grove at Shoal Creek PUD

Dear Messrs. Linseisen and Derr:

As reflected in my August 8, 2016 letter to the City Council (attached), I share the public's concern over the traffic impact of the proposed Grove at Shoal Creek PUD.

This email concerns the (1) absence of any discussion in the TIA directly addressing the operating level of Bull Creek Road and (2) the absence of a Neighborhood Traffic Analysis for Bull Creek Road. As you know, virtually all of the traffic that will be generated by 110 single family dwelling units, 600 apartments, 425 condominium/townhouse units, 600 congregate care units, 25,000 SF of medical office, 200,000 SF of general office space, 55,000 SF of retail (shopping center) and 35,000 SF of supermarket land uses, plus pharmacy, bank, and other retail and commercial land uses enters and exits onto Bull Creek Road.

Information about the operating level of Bull Creek Road before and after the project is built is extremely important to the public and, I suspect, to the City Council. Additionally that information is mandated by Land Development Code § 25-6-114. Whatever the rationale, the failure to do a Neighborhood Traffic Analysis for Bull Creek Road gives the appearance to the public of corner-cutting. The public and the City Council have a right to know the existing and projected traffic counts to better assess the impact and the proposed remedial measures.

I understand that you were both very involved with the traffic analysis for this project or supervise staff members who were. Accordingly, you should be in a good position to answer these questions the answers to which I could not find in the TIA:

- 1. What is the existing 24 hour daily volume traffic count on Bull Creek Road?**
- 2. A Neighborhood Traffic Analysis was performed for Jackson Ave. Why was a Neighborhood Traffic Analysis not performed for Bull Creek Road which adjoins three residential neighborhoods?**

Thank you for your prompt attention to this request and for your service on behalf of the citizens of Austin.

Sincerely,

Michael Curry

MICHAEL CURRY

512-474-5573

3307 Bryker Dr. Austin, Texas

mcmediate@msn.com

August 8, 2016

Mayor Steve Adler and
Members of the Austin City Council
301 W 2nd St
Austin, 78701

Re: C814-2015-0074 - The Grove at Shoal Creek PUD

Dear Mayor Adler, Mayor Pro Tem Tovo and Members of the City Council:

One cannot ride the same horse in opposite directions at the same time. But that is what the applicant is asking the Council to do. At the same time that the Council is promoting a \$720,000,000 bond package to improve traffic problems, the Council is being asked to approve a PUD that will create new traffic problems to replace those that the taxpayers are paying to cure. Such a self-defeating approach to traffic planning and fiscal stewardship makes no sense and will cast a shadow on the bond proposal. Worse, approving the PUD as proposed will negatively impact the lives of those who live in the homes and neighborhoods that are just yards from this massive project.

According to the ITE Trip Generation Handbook, 9th Edition, the Applicant's PUD will bring on average 19,442 new vehicle trips to Bull Creek Road every day. This is an adjusted number.¹ The unadjusted number is 23,959 new vehicle trips per day. When you deal on a regular basis in amounts measured in the millions it is easy to get inured to large numbers. But it is important to fully appreciate at a gut level the number of vehicles that will travel on Bull Creek Road if this PUD is approved as submitted. Each trip represents one vehicle with tires on the pavement entering or leaving the proposed site. If you line up 19,442 vehicles, with each of their bumpers touching, the line of cars will stretch 55 miles.² In other words, if the front of the line of cars is at Bull Creek Road and Jackson St – about the center of the project – the last car in line will be at Landa Park in New Braunfels in Comal County. To be clear, there will be half that

¹ There may be an explanation but on its face it is not clear that all of the adjustments (reductions) were properly calculated. To give an example, an assumption was made that the internal capture would be "10% for PM peak for office, residential, shopping center and supermarket uses." Testing this by looking just at the residential uses it seems that a 10% reduction was taken on the 24 hour count, not simply the PM peak count. The General Office generated trips were reduced by 311 trips, but the math to get there is not self-evident. Another example: the TIA allows "pass-by reductions" of 20% to 36% for peak times for certain uses. Pass-by trips are stops by vehicles already using the adjacent roadway which pull into the site on their way to another destination. The calculations are not shown but it appears that the TIA improperly applied these reductions to vehicles traveling on W. 45th St. which turn onto Bull Creek Road to enter the site. If so, these are not pass-by trips. These are newly generated trips onto Bull Creek Road. Allowing improper reductions would artificially lower the trip generation count for this project. The calculations need to be shown to verify the correctness reductions.

² According to reference.com the length of a standard car is 15 feet. $15\text{ft} \times 19,442 = 291,630\text{ ft}$. There are 5,280 feet in a mile. $291,630 \div 5280 = 55.23\text{ miles}$.

number of actual project generated vehicles at the site on any given day but each vehicle will travel on Bull Creek Road twice: once entering, once leaving.³ Those are just the trips generated by the PUD. In addition, there is the existing traffic on Bull Creek Road which is said to be approximately 7,000 vehicle trips per day according to CAMPO.⁴ It would therefore appear that the number of vehicle trips on Bull Creek Road could total 26,442 per day. Our line of vehicles now stretches 75 miles or to the Loop 410 Exit in San Antonio in Bexar County.⁵ And, that is assuming all of the trip adjustments were proper. This may be an appropriate time to note that the “desirable operating level” for Bull Creek Road is 1,800 vehicle trips per day.⁶ In other words, the vehicle trips generated by the PUD are over 10 times (> 1,000%) the desirable operating level for Bull Creek. Combining those trips with the existing undesirable traffic load on Bull Creek Road, the resulting traffic count is potentially 15 times (\approx 1,500%) the desirable operating level.

The Applicant responds that the 19,442 trips will not be spread evenly over the entirety of Bull Creek Road but will be diced and spliced with the majority confined to the first 800 feet of Bull Creek Road south of 45th Street, one of the locations where they are providing additional turn lanes. This contention is grounded on two assumptions.⁷ The first is one of the key assumptions in the TIA: the 19,442 new trips generated by the PUD will follow the current distribution of traffic.⁸ TIA p. 11. In other words, the TIA generally assumes that this huge development⁹ will generate traffic with the same trip origins and destinations, using the streets around the site in the same proportions (but in far greater numbers) as traffic generated by the area as it exists today with a mostly vacant 75 acre tract of land. We can all draw our own conclusions as to the predictive value of that assumption. The second assumption that follows the first is that over

³ It is unclear what role the proposed Jackson Street extension plays in the traffic counts. It has alternatively been proposed and modeled as no connection, a right-in right-out connection, and right-out only connection. In Staff’s July 11, 2016 Memo, they note that only 150 vehicles will enter a Jackson Street entrance off of 45th Street and that is “assuming they will travel through the [45th Street] intersection and use the new access point.” In other words, virtually all of the vehicles accessing the site will travel on Bull Creek Road because that is where the entrances are.

⁴ The date of those Campo counts is not known to the undersigned. As discussed later, one of the more surprising things about the TIA is that, apparently, no daily traffic counts were collected along Bull Creek Road.

⁵ It should be remembered that these are not vehicles on I-35, Airport or even Lamar Blvd. These are vehicles driving a few yards from residences and dealing with multiple entrance and exits, vehicles changing lanes or trying to turn left across traffic, delivery trucks, busses, pedestrian traffic, bicycles, and neighbors trying to get in or out of their neighborhood.

⁶ Bull Creek Road is a two lane residential collector within the meaning of §25-6-114 with a pavement width, measured from gutter lip to gutter lip pursuant to the Transportation Criteria Manual, of 37 feet. Pursuant to §25-6-116 of the Code, the desirable operating level of a residential collector with a pavement width of less than 40 feet is 1,800 vehicles per day.

⁷ Assumptions are just hypothetical facts. While, in fairness, you have to make assumptions to prepare a TIA, the flip side of that is that TIAs are no better than the assumptions on which they are based. There are real life consequences when those assumptions are wrong.

⁸ TIA p.11. Some unspecified amount of additional traffic from MoPac was assumed.

⁹ From the July 11, 2016 Staff Memorandum: “The proposed development will be mixed use, and include up to 110 single family dwelling units, 600 apartments, 425 condominium/townhouse units, 600 congregate care units, 25,000 SF of medical office, 200,000 SF of general office space, 55,000 SF of retail (shopping center) and 35,000 SF of supermarket land uses, plus pharmacy, bank, and other retail and commercial land uses.” Note that there will be vehicle trips originating from the site – something that does not exist now.

60% of the vehicle trips will enter from 45th Street and utilize Driveway 1.

It is possible that both of the aforementioned TIA assumptions will prove to be correct and the corresponding steps to mitigate the resulting traffic conditions adequate. But to protect the public the Council must plan for the equal likelihood that these assumptions will turn out to be incorrect and possibly wildly incorrect. For example, if only one-half of the vehicles exiting W. 45th St. use Driveway 1, an additional 6,000 vehicle trips will impact Bull Creek further to the South. Or if the percentage of vehicle trips originating on 45th Street is far less than assumed, then the vehicle trips on the southern portion of Bull Creek will be far greater than assumed. The list of ways and the degrees to which these and other assumptions in the TIA could be wrong, and the impact on the analysis when they are, is endless.

It is one thing to put all your chips on assumed future facts in cases when, for example, the project involves a smaller number of vehicle trips or the project is located on or between major arterials and not bordered by neighborhood streets and homes. If the assumptions are not perfect the impact is not devastating. In this case, the magnitude of the trips, the proximity of the neighborhoods and the residential nature of the streets do not afford anywhere near the same margin of error. The stark contrast between the current and proposed uses does not allow the same level of confidence in the trip distribution assumptions. Since, fundamentally, we cannot know in this case what volumes on which segments of what streets the site generated traffic will flow, the only prudent approach to public safety and welfare is to employ the one technique that will serve to mitigate the impact of the site generated traffic for all assumptions – decreasing the site generated trip levels. This mitigation technique, the first one mentioned by the Code in §25-6-142, increases the margin of error and decreases the magnitude of unintended serious adverse traffic impacts.

One of the most revealing things about the TIA is the failure to discuss traffic volumes along Bull Creek Road and the impact that the level of traffic will have on the livability of nearby neighbors. Although it may have been missed by the undersigned or withheld by the Applicant it does not appear that current daily traffic counts were even taken on Bull Creek Road. Yet, Bull Creek Road is the location of the five primary entrances and exits from the project. Whether required by the Code or not clearly the impact of the PUD on the desirable operating level of Bull Creek Road which adjoins or runs through three neighborhoods and connects to multiple neighborhood streets should have been considered and discussed in the report. It is almost inconceivable that a Neighborhood Traffic Analysis was not conducted for Bull Creek Road.¹⁰

As a matter of fact, §25-6-114 of the Code requires a Neighborhood Traffic Analysis for residential local or collector streets “along which 50 percent of the frontage located: 1500 feet

¹⁰ The TIA purports to do a one page Neighborhood Traffic Analysis for several neighborhood streets connecting to Bull Creek (not including Bull Creek). See TIA p. 32. Vehicle trips were assigned to two of the streets (41st and 42nd). Coincidentally, those assumed trips did not raise the combined vehicle trips on those streets above their 1,200 desirable operating levels. No project generated vehicle trips were given for the four other streets. No explanation was given for where the assigned numbers came from or how they were arrived at. As such the analysis was neither helpful nor persuasive. Jackson St. was also assigned 2,746 trips which combined with background traffic brought it to over 4 times the desirable operating level. It is also unknown where that assigned number came from.

or less from the proposed project's property line has an SF-5 or more restrictive zoning designation." Bull Creek is a residential collector street. More than 50% of the frontage on Bull Creek Road measured from points 1500 feet north and south of the project is SF-5 or more restrictive zoning. And, each segment of Bull Creek that meets the criteria is to be considered separately. See §25-6-114 (E).

Section 25-6-116 provides that traffic on a residential local or collector street such as Bull Creek is operating at a desirable level if it does not exceed 1,800 trips per day. See footnote 6. The 1800 trip threshold is meant to include the projected traffic generated by a project combined with existing traffic on the road in question. It has been suggested that since the traffic on Bull Creek Road is already in excess of the desirable operating level that that issue is moot. The exact opposite is true – our concern for the operating level of Bull Creek Road should be increased, not decreased. When the canary drops dead the coal miners don't worry less, they worry more.

There is plenty to worry about here and, as discussed above, the TIA does little or nothing to address those concerns but is reduced to the role of a fig leaf providing cover for a bad decision. The irony is that for all of the ink spilled in and about the TIA, including in this letter, no one needs a traffic impact analysis to know that a project of this size in this location is going to cause massive traffic problems that will adversely affect the safety and livability of the surrounding neighborhoods. We may not be able to operate the Synchro traffic modeling program but we can operate a motor vehicle. We may not be traffic engineers but we are adults. We may not be able to put a precise number on it but we know from our own life experiences that the amount of traffic generated by the development of the size proposed here (see footnote 9) will overwhelm Bull Creek Road and the connecting streets and create new traffic problems in a City that already has way too many.

The proponents of the PUD really have no answer to this. Instead they point to promised benefits such as some measure of affordable housing. Affordable housing is an extremely important issue and to be clear any affordable housing component will not be the source of the traffic problems. What will be the source of the traffic problems is the massive over-development of the other components of the PUD. We cannot build any momentum toward solving important problems in our community if the cost for doing so is creating significant new problems. We cannot address our challenges and further a shared vision by pitting well-intentioned community members against each other in the pursuit of profit.

I hope that the Council will bring the community together around a project that retains what is good about the proposal but with an overall scale that is not damaging to those living around it. To do so will take a significant reduction in size and/or a change in the mix of uses to drive a significant reduction in site generated vehicle trips. If that is done, it will be something that everyone can be proud of. If there is not a willingness on the part of the Applicant to do that then regrettably the Council must summon the courage to say "no."

Respectfully submitted,

Michael Curry
Michael Curry

Sirwaitis, Sherri

From: Lesniak, Chuck
Sent: Monday, September 12, 2016 10:27 AM
To: Rusthoven, Jerry; Guernsey, Greg; Sirwaitis, Sherri; Linseisen, Andrew; Robinson, Elizabeth [Beth]
Subject: FW: Shoal Creek Conservancy - Statement on The Grove
Attachments: Application of SCC Goals to Grove Development proposal.pdf; ATT00001.htm; SCC Goals Statement 10 Sep 2016.pdf; ATT00002.htm
Importance: High

FYI

From: Pantalion, Joe
Sent: Monday, September 12, 2016 10:10 AM
To: Lesniak, Chuck <chuck.lesniak@austintexas.gov>
Subject: Fwd: Shoal Creek Conservancy - Statement on The Grove

Begin forwarded message:

From: Joanna Wolaver [REDACTED]
Date: September 12, 2016 at 9:54:46 AM CDT
To: <Steve.Adler@austintexas.gov>, "Tovo, Kathie" <Kathie.Tovo@austintexas.gov>, <Leslie.Pool@austintexas.gov>, <Ora.Houston@austintexas.gov>, "Garza, Delia" <Delia.Garza@austintexas.gov>, <Sabino.Renteria@austintexas.gov>, <Gregorio.Casar@austintexas.gov>, <Ann.Kitchen@austintexas.gov>, <Don.Zimmerman@austintexas.gov>, <Ellen.Troxclair@austintexas.gov>, <Sheri.Gallo@austintexas.gov>
Cc: Marc <marc.ott@austintexas.gov>, Sue <Sue.Edwards@austintexas.gov>, <bert.lumbreras@austintexas.gov>, Ted Siff <teds@shoalcreekconservancy.org>, Joe Pantalion <Joe.Pantalion@austintexas.gov>, Sara Hensley <Sara.Hensley@austintexas.gov>, "sara.hartley@austintexas.gov" <sara.hartley@austintexas.gov>
Subject: Shoal Creek Conservancy - Statement on The Grove

Dear Mayor and City Council Members:

I am writing to share Shoal Creek Conservancy's (SCC) statement on The Grove on Shoal Creek project, located at Bull Creek Road and 45th Street. Each public position or comment taken and/or made by SCC is consistent with SCC's goals (please see attached SCC Goals document). SCC may raise concerns or objections to ensure that a project is compatible with these goals. Our position and public statements regarding The Grove are and will continue to be consistent with this policy.

There are a number of areas where The Grove at Shoal Creek is compatible with SCC's goals. However, there are three areas where SCC continues to have concerns: the location of the proposed pedestrian bridge, dedicated parkland, and stormwater

management. These concerns are described in the attached document entitled Application of SCC Goals to the Grove Development.

Thank you in advance for your consideration. Please feel free to contact me or SCC Board President Ted Siff (teds@shoalcreekconservancy.org or [512-657-5414](tel:512-657-5414) with any questions.

Sincerely,

Joanna

Joanna Wolaver
Executive Director
[Shoal Creek Conservancy](#)
Office: [512-474-2412](tel:512-474-2412)
Cell: [512-565-0812](tel:512-565-0812)
[Support the Conservancy Today](#)





Goals Statement
As applied to the proposed "Grove on Shoal Creek" *

Each public position or comment taken and/or made will be consistent with SCC's goals. SCC may raise concerns or objections to a project to ensure that the project is compatible with SCC's goals. Our positions and public statements regarding The Grove at Shoal Creek are and will continue to be consistent with this policy.

There are a number of areas where The Grove at Shoal Creek is compatible with SCC's goals. However, there are three areas where SCC continues to have concerns.

1. The location of the proposed pedestrian bridge

Stakeholders continue to debate the prospective location of the proposed pedestrian bridge over Shoal Creek. Some neighborhood representatives would like it located at the south end of the project. Other stakeholders have suggested that there are community benefits to having the bridge at the northern end of the project.

SCC believes that this pedestrian bridge:

- is a benefit being offered by the applicant that should be weighed against detrimental impacts (such as traffic) that will come with the development;
- it is a significant addition to the Shoal Creek Trail and to trail connectivity, both of which support SCC's goal to expand and enhance the trail.

We also note that the city is attempting to acquire a trail access easement on contiguous property that would make the bridge useable. Given these facts, SCC supports the city staff being responsible for reviewing topographic, access, and other constraints, and then selecting appropriate location for the bridge.

If, for whatever reason, the applicant withdraws their offer to donate the bridge, then SCC will revisit whether or not this project contributes to our trail-related goals, offsetting detrimental impacts created by this development.

2. Dedicated parkland, both the amount being set aside as parkland, and whether or not the park component of the project deserves a "superior" rating.

There continues to be a debate about whether the applicant's proposal provides enough parkland to merit a superior rating from the Austin Parks and Recreation Department (PARC). We are concerned that the superior rating in this case is overly contingent on total parkland acreage. We believe that the

applicant's offer to pay for park improvements as well as park operations and maintenance should be given more weight in determining park 'superiority."

SCC favors requiring that this application obtain a superior rating, and we respect PARD's role in granting such a rating. SCC supports and encourages PARD and the applicant to work together to achieve this goal.

3. Stormwater management

Stormwater management is a concern for virtually any new project in the Shoal Creek watershed. SCC's goal is for development within the watershed to cause no new increases in stormwater discharges into the creek. SCC supports the Watershed Protection Department (WPD) staff and the applicant negotiating the best way to ensure that no new stormwater will be discharged into Shoal Creek.

Sirwaitis, Sherri

From: Mike Seay [REDACTED]
Sent: Tuesday, September 13, 2016 11:17 AM
To: Sirwaitis, Sherri; Bates, Andrea
Subject: Flooding impact studies for the Grove Development

Greetings,

I am the President of Congregation Beth Israel, a reform synagogue located at 38th Street and Shoal Creek Boulevard. Our congregation consists of around 650 families. We were the first Jewish congregation in Austin--we've been here for over 140 years--and the temple has been at its current location since the 1950's. Directly across Shoal Creek Boulevard from the temple is Shoal Creek, right where it passes under 38th Street..

As you know, the Grove Development, planned by ARG Bull Creek, is planned to be directly upstream from our temple. I've seen conflicting information from both ARG Bull Creek and the neighborhood association regarding whether there will be an increased likelihood of flooding downstream due to the additional amount of impervious cover planned. We'd like to get our information from a less partisan and hopefully unbiased source--has the City done any flooding or runoff studies based on the current Grove Development plan? If so, would it be possible to share them with me? Or if one or both of you would have time to meet with me and one or two of my fellow board members to discuss, that would be much appreciated. We'd love to keep our congregants informed.

We recognize that development is inevitable in Austin, but we also recognize that this is not necessarily a negative thing, when development is done responsibly. We would like to do our best to ensure that responsible development occurs, and that all stakeholders work constructively work together to achieve this goal. Thanks for the service you provide to our city and community, and I look forward to hearing from you.

Best Regards,

Michael Seay
President
Congregation Beth Israel
512-653-2131

Sirwaitis, Sherri

From: John Eastman [REDACTED]
Sent: Tuesday, September 13, 2016 10:49 PM
To: Adler, Steve; Kitchen, Ann; Renteria, Sabino; Gallo, Sheri; Pool, Leslie; Zimmerman, Don; Troxclair, Ellen; Tovo, Kathie; Casar, Gregorio; Houston, Ora; Garza, Delia
Cc: Charlotte Cooper; Gene Kincaid; Kevin Lucas; Aditya Rustgi; Cherie Havard; Ryan Britton; thesonofgray; Sara Speights; Garrett Martin; Jeff Howard; Sirwaitis, Sherri
Subject: Ridgelea Neighborhood Association - updated position on The Grove
Attachments: RidgeleaNeighborhoodpositiononTheGrove09-13-2016.docx (1).pdf

Mayor and City Council

The Ridgelea Neighborhood Association (RNA) appreciates your continuing efforts to improve the proposed Grove PUD to make it a "superior" project that is consistent with the Imagine Austin comprehensive plan. As the neighborhood association that includes the Grove property we request that the PUD amendments outlined in the attached position paper be incorporated into any PUD approval. The members of the Ridgelea Executive Committee are available to meet at your convenience if that would be helpful.

Thanks for all your work on behalf of the citizens of Austin

John Eastman
Chair, Ridgelea Neighborhood Association
3906 Ridgelea Drive
(970) 846-2573
johnandliane@gmail.com

Ridgelea Neighborhood Association Revised Position Statement on The Grove at Shoal Creek Planned Unit Development

September 13, 2016

The Ridgelea Neighborhood Association (RNA) remains in support of a neighborhood scale mixed-use development at the Grove consistent with the Imagine Austin Comprehensive Plan and Bull Creek Road Coalition (BCRC) Design Principles.

This document refines the RNA position on changes that should be made to The Grove to meet the “superiority” requirement for PUD approval. It has been updated to reflect changes to the PUD proposed by ARG in the “Response to Ridgelea position”. RNA appreciates the progress that has been made on some relatively minor issues but is disappointed that there has been no substantive progress on the issues of achieving a “superior” development with regards to the issues of traffic mitigation and park land. The RNA continues to be an active and supportive member of the BCRC and urges Council to address all the concerns raised by the BCRC in addition to making the specific changes to the PUD summarized below.

1. Traffic and safety

- In order to ensure these issues can be addressed a Traffic Mitigation Fund should be included in any PUD approval. A minimum fund of \$6 million should be provided based on the scope of currently unfunded improvements recommended in pages 28 - 31 of The Grove Multi-Modal Study <http://www.thegroveatshoalcreek.com/multi-modal-plan/>
- Reduce allowable office space to no more than 200,000 sf to reduce peak traffic.
- Proposed TDM plan submitted by ARG is a good starting point but unfortunately does not have any clear goals and very few commitments. The plan should be updated to include flexible results based funding, specific trip reduction targets and mandatory monitoring/reporting. The targets should be based on reducing the Transportation Impact Assessment (TIA) trip generation figures by at least 30%.
- RNA had requested a limit on any single retail/restaurant/commercial tenant to a maximum of 30,000 sf and focus commercial spaces on local serving scale businesses

that do not generate significant amounts of non-local traffic. The proposal from ARG to cap any single occupant retail to 37,500 sf is acceptable provided it is incorporated as an enforceable condition of approval in any PUD approval.

2. Drainage from the Grove property

- Install and maintain an effective drainage berm(s) and swale(s) in the no build zone behind Idlewild to prevent flooding and drainage problems in the neighborhood.
- Ridgelea supports implementing robust water / runoff management programs that will ensure the safety of the downhill neighborhoods and preserve Shoal Creek banks.

3. Noise control

- RNA had requested a Noise Mitigation Plan to minimize impact to surrounding neighbors during and after construction that addressed known high noise generators such as construction staging areas, construction and long-term loading/delivery areas; and that placed reasonable limits on days/hours for outdoor amplified music. The proposal from ARG that includes “no noise or musical instrument between 10:00 pm and 7:00 am”, “no equipment producing sound in excess of 80 decibels”, and “the Grove will locate construction staging areas for site development and commercial building construction a suitable distance from RNA” would help address noise concerns and should be added as a condition of any PUD approval.

4. Parkland improvements (to address known parkland deficiencies in the surrounding neighborhoods)

- Increase usable public space by approximately two (2) additional acres to accommodate an unlit level, open playing field area.
- Increase usable public space at the development by adding a community pool to increase community benefits and reduce vehicle trips by providing full range of park amenities within walking and biking distance.

Respectfully yours,

The Ridgelea Neighborhood Association Executive Committee

Sirwaitis, Sherri

Subject: FW: Oppose Grove PUD - Inadequate Community Benefit- Item 74. C814-2015-0074 - The Grove at Shoal Creek PUD
Attachments: Grove PUD Lacks Sufficient Community Benefits 9-21 Final.docx

From: On Behalf Of Todd Shaw

Sent: Wednesday, September 21, 2016 12:06 AM

To: Adler, Steve; Everhart, Amy; Tovo, Kathie; Harden, Joi; Houston, Ora; Hutchins, Christopher; Garza, Delia; Nicely, Katherine; Renteria, Sabino; Richardson, Ashley; Casar, Gregorio; Lawler, John; Kitchen, Ann; Tiemann, Donna; Zimmerman, Don; Pool, Leslie; Brinsmade, Louisa; Troxclair, Ellen; Gallo, Sheri; Smith, Taylor

Cc: Sirwaitis, Sherri; Soliz, Ricardo

Subject: Oppose Grove PUD - Inadequate Community Benefit- Item 74. C814-2015-0074 - The Grove at Shoal Creek PUD

Dear Mayor and Council Members,

A public hearing for Council to consider approval of ARG Bull Creek LTD's (ARG's) Grove at Shoal Creek Planned Unit Development (Grove PUD) is scheduled for September 22nd. I am writing you today along with my fellow neighbors with the Bull Creek Road Coalition (BCRC) to ask that you find ARG's Grove PUD **NOT** Superior as currently proposed. A PUD is the preferred option for the development of this site as it will provide for community benefits, while providing ARG increased opportunities for development and correspondingly, greater profits for its investors. As pointed by many of the neighbors that have been working closely with the developer and City Staff throughout the zoning process, ARG's Grove PUD is deficient in providing community benefits in several important areas; specifically, lack of compliance with key elements of Imagine Austin, unacceptable increases in traffic, insufficient quality parkland, inattention to localized neighborhood flooding, and inadequate tree protection. ***Attached is my report detailing the specific shortcomings with ARG's plans and provides recommendations for a truly superior development which closely aligns with BCRC proposed amendments to the PUD.*** Please strongly consider these improvements as conditions for approving the Grove PUD as it will result in increased housing within a mixed use development while maintaining City of Austin values for healthy, sustainable neighborhoods.

Thank you for your service to this community,

Todd Shaw

4709 Strass Dr.

Neighbor of the Grove

District 7

GROVE AT SHOAL CREEK PUD LACKS ADEQUATE COMMUNITY BENEFITS

ARG Bull Creek LTD's (ARG's) Grove at Shoal Creek Planned Unit Development (Grove PUD) is lacking sufficient community benefits to be considered superior. ARG's Grove PUD is deficient in providing community benefits in several important areas; specifically, lack of compliance with key elements of Imagine Austin, insufficient quality parkland, inattention to localized neighborhood flooding, unacceptable increases in traffic, and inadequate tree protection. The following are the shortcomings of ARG's most recent plans and recommendations for improvement.

Imagine Austin and Neighborhood Compatibility

As you are well aware, Imagine Austin (IA) is the comprehensive plan for Austin's future, describing the community's vision for the City to 2039. 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 densities. On p. 187 of IA, The priority goal of investing in a compact and connected Austin 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. The densities of the various activity centers are shown below.

- 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.

Comparing the site for The Grove at Shoal Creek (Grove) to the Growth Concept Map in Figure 1, the property is **not** located on an activity corridor and not identified as a regional, town and neighborhood center.

Figure 1 –View of Imagine Austin Growth Concept
Showing that Grove at Shoal Creek is not
on a Corridor or in an Activity Center.



On page 107, IA recognizes mixed use development will happen in other areas including infill on vacant lands such at the Grove, but emphasizes that the design of new development should be sensitive to and complement its context. 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.”

The Grove does **not** compliment the surrounding neighborhoods for the following reasons:

- ARG has still not incorporated the commitments they made to Oakmont Neighborhood Association in a meeting on 2/12/2016 shown in the table below, which provided for improved compatibility with homes across Bull Creek Rd. ARG’s latest Land Use Plan below does not show the 35 feet height limit and none of the commitments were added to the Design Guidelines. ***Council should require ARG to honor this agreement.***

Proposed Commitments to Oakmont Heights Neighborhood
The Grove at Shad Creek
February 12, 2016



Note: The Proposed Commitments below would apply to any building on Tract C that is within 75' of Bull Creek Road. Commitments can be made binding through addition to the PUD Land Use Plan and/or Design Guidelines as noted under "Enforcement".

Reply X

We inquired and confirmed they meant Tract D.

Proposed Commitments to Comply with SF-3		Enforcement	Notes
1	Live-work uses are prohibited.	This can be removed from the Permitted Uses listed on the Land Use Plan.	
2	Minimum building setback from Bull Creek Road ROW shall be 25'. Porches and patios shall be permitted to encroach into the setback up to 6'.	The Design Guidelines already require a 15' greenway zone and 10' additional building setback.	25' is the required building setback for SF-3 zoning.
3	Maximum building height shall be 35'.	This can be added to the Development Regulations listed on the Land Use Plan.	35' is the height limit for SF-3 zoning. Please note that this height restriction is based on the site development regulations for SF-3 zoning and does not include additional height restrictions under the McMansion Ordinance.
4	All buildings facing Bull Creek Road shall have a maximum of two attached residential units.	This can be added to the Development Regulations listed on the Land Use Plan.	Duplexes are permitted in SF-3 zoning. This would allow for duplexes at The Grove facing Oakmont, but would not permit buildings with 3 or more townhomes, row homes, flats, or other residential units.

Additional Proposed Commitments <small>These commitments are based on community requests and are not requirements of SF-3 zoning.</small>		Enforcement	Notes
5	Minimum setback from Bull Creek Road ROW for a third story shall be 35' if the height of the building exceeds 30'.	This can be added to the design guidelines.	This would ensure greater compatibility and reduce scale at the street by requiring a third story where provided, to be stepped back from the face of the building.
6	The minimum building setback from Bull Creek Road ROW shall be increased to 28' for a minimum of 50% of the total frontage.	This can be added to the design guidelines.	This would require additional setback for some units to ensure articulation and variation in massing along Bull Creek Road.
7	Garages are not permitted to face Bull Creek Road.	This can be added to the design guidelines.	
8	A minimum of 50% of the units along Bull Creek Road shall have a porch that faces the Bull Creek Road ROW.	This can be added to the design guidelines.	

SITE DEVELOPMENT REGULATIONS							
	TRACT A	TRACT B	TRACT C	TRACT D	TRACT E	TRACT F	TRACT G
Minimum Lot Size in s.f.	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Minimum Lot Width	30'	30'	30'	30'	30'	30'	30'
Maximum Height	40'	65' ⁽¹⁾	40' ⁽²⁾	40' ⁽²⁾	35'	40' ⁽²⁾	60'
Minimum Setbacks from Public Streets ⁽⁴⁾							
Front Yard	10'	0'	10'	0'	10'	0'	0'
Street Side Yard	10'	0'	10'	0'	10'	0'	0'
Minimum Interior Yard Setbacks							
Interior Side Yard	0'	0'	0'	0'	0'	0'	0'
Rear Yard	0'	0'	0'	0'	0'	0'	0'
Maximum Floor Area Ratio ⁽⁵⁾	0.75:1	1.5:1	0.75:1	1:1	0.75:1	1:1	1:1
Impervious Cover Maximum ⁽⁶⁾	55%	NA ⁽²⁾	NA ⁽²⁾	NA ⁽²⁾	55%	NA ⁽²⁾	NA ⁽²⁾
Building Coverage Maximum ⁽⁶⁾	45%	NA ⁽²⁾	NA ⁽²⁾	NA ⁽²⁾	45%	NA ⁽²⁾	NA ⁽²⁾
Maximum Residential Units	87	NA ⁽²⁾	NA ⁽²⁾	NA ⁽²⁾	77	NA ⁽²⁾	NA ⁽²⁾

residents.

(1) Up to 5% of Tract B is permitted to be up to 75' in height. This additional height is permitted only within the Height Setback Zone, as shown on the LUP Plan. Height on Tract B may not exceed 5-stories.

(2) Within 100 feet of Tract G, height may be increased to a maximum of 60' for an Affordable Housing development with the project's Affordable Housing Program. A minimum of 25% of the residential units in a building must be affordable under the project's Affordable Housing Program in order for that building to qualify for this height exception. Building height will be required to comply with City of Austin Compatibility Standards.

(3) Tracts B, C, D, F, and G do not have individual Impervious Cover, Building Coverage, or Unit Caps, but they are subject to the overall IC, Building Coverage, and Unit Cap as stated in notes 2 and 6, above.

(4) The minimum setback from Bull Creek Road is 15' for all tracts.

(5) Right-of-Way dedicated from a given tract shall still be included in the total site area to calculate Site Development Regulations including FAR, Impervious Cover, Building Coverage, and Dwelling Units.

The Grove at Shoal Creek Planned Unit Development Land Use Plan

Exhibit C

April 26, 2016

Sheet 2 of 2

2121 E. 8th Street, Ste 203
Austin, Texas 78702
P 512.803.7888
F 512.882.1188



- For three homes along Bull Creek closest to 45th, ARG's newest layouts for the property do not show the 240' setback from Bull Creek per Land Use Plan. The designs shows taller apartments within 60' of the right of way. ***Council members should verify that the developer will comply with SF-3 Zoning requirements across from these houses (35 feet height limit and minimum 25 feet setback).***
- Although developer has placed a Greenbelt along the back of the homes on 45th St., the homes will have 40' townhomes along their backyards. ***There should be a more gradual increase in height for structures similar to ARG commitment for homes along Bull Creek Rd.***
- The commercial and retail density of the Grove is incompatible with the neighboring community. Comparisons of densities and alternative transportation options for the Grove, the Triangle and Crestview Station clearly show the inappropriate scale of the Grove development for 2-lane residential street surrounded by single family homes. ***It is recommended that City Council reduce the commercial and retail density to reduce traffic on Bull Creek Rd. and through neighborhoods.***
- Even with the improvements that ARG proposes at the intersection of 45th and Bull Creek Rd., the grid lock during peak traffic times caused by the Grove will increase "cut-through" traffic on surrounding neighborhood streets.
- ARG Land Use Plan includes 15,000 of cocktail bars. ***This is not compatible for a development surrounded by single family homes and should be reduced.***
- The final traffic plan agreed to by the Grove and City Staff without any public input included the demolition of a home on 45th St. to provide for an additional street connection onto 45th St. The character of the homes adjacent to this significant thoroughfare will be altered. Furthermore, this exit will make it even more difficult for neighbors along 45th St. to exit their properties. ***Council should strongly consider requiring that ARG remove this exit/entrance from their plan.***

Parkland

Parks and Recreation Department (PARD) staff and neighborhood associations represented by the Bull Creek Road Coalition (BCRC) have met with the developer again and again to persuade them to

increase the quantity of quality parkland but ARG has been steadfast in their refusal to provide adequate parkland for the new residents and to address in part the parkland deficiency in the area. The following are the specific issues along with solutions to create superior parks at the site.

1. **The PUD no longer complies with the minimum parkland dedication requirements.** The new revelation discovered by neighbors during the Environmental Commission hearing was that an estimated 2.0 acres of credited parkland making up the riparian grow zone will be lost as the creek bank continues to rapidly erode. This rate of erosion was surprisingly overlooked by the developer and City Staff. Within 2-3 years, the Signature Park area will not be able to accommodate the amenities in the grow zone (trail, benches, etc.) which allowed it to count as parkland in the first place. The Parks and Recreation Department (PARD) stated that they would not have credited the grow zone as parkland if they would have known about the bank erosion. When this 2.0 acres of credited parkland is removed from the total committed by the developer, 12.88 acres shown in ARG's Park Plan Table below, the PUD is 0.47 acres short of the minimum acres required by the Land Development Code (11.35 acres). *Therefore, the developer should at a minimum, have to add 2.0 more acres of credited parkland just to fulfill their 12.88 acre commitment.*

Parkland Required	Un-It *	Persons/Unit	Acres of Parkland Required	
Residential		1335	1.7	
*Does not include 100 Affordable Housing units.				
Minimum Parkland and Open Space Compliance Table				
Park Space Provided	Approx. Size (Acres)	% Parkland Credit†	Credited Parkland Acres	Open Space Acres
Signature Park in 25 yr Floodplain (Publicly Dedicated)	3.20	0%	0.00	3.2
Signature Park in 100 yr Floodplain (Publicly Dedicated)	0.235	50%	0.1175	0.235
CEF in Signature Park (Publicly Dedicated)	0.23	0%	0.00	0.23
CEF 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 Permanent Pool in Signature Park (Publicly Dedicated)	1.00	50%	0.50	1.00
Remainder of Signature Park (Publicly Dedicated)	7.39	100%	7.39	7.39
Neighborhood Park (Publicly Dedicated)	1.25	100%	1.25	1.25
45th Street Greenbelt (Publicly Dedicated)	0.87	100%	0.87	0.87
Greenbelt (Private/Public Easement)	1.00	50%	0.50	1.00
Flex Park Space (Publicly Dedicated or Private/Public Easement)	2.00	100%	2.00	2.00
Plaza	0.50	50%	0.25	0.00
TOTALS	18.63		12.88	18.12

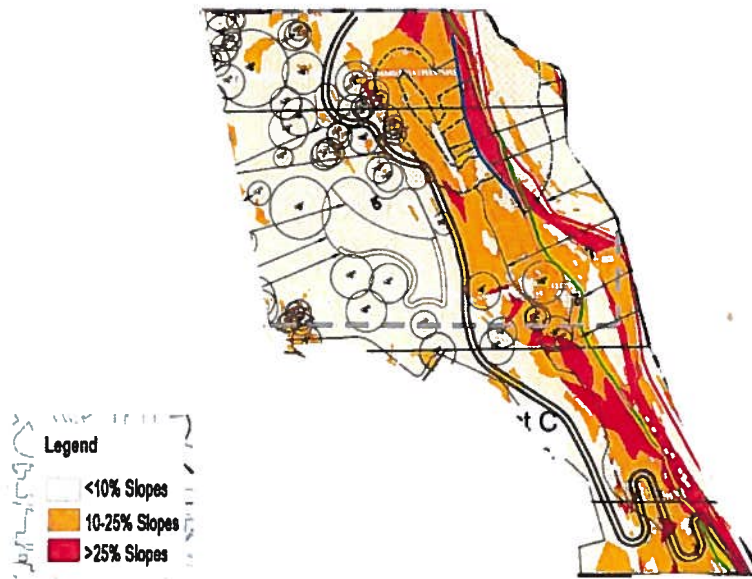
Note: The Signature Park will be a minimum of 13 acres in size (including floodplain, CEF, etc). All other park acreages are approximate. Total Credited Parkland for the project must be at least equal to the total shown in this table

2. **The PUD does not conform to minimum PARD Standards.** Ricardo Soliz, Parks and Recreation Department (PARD) Division Manager, reported that PARD determined that the Grove at Shoal Creek lacked superiority for the following reasons:

"The plan for the Signature Park submitted by Milestone lacks adequate street frontage, acreage and opportunities for active recreation. The CEF buffer reduction and mitigation further hampers park development. The visibility from the public right-of-way could be better."

As pointed out by PARD staff, ARG's Park Plan does not meet PARD standards for right of way frontage surrounding parks to ensure access and safety. The Jeff Howard, Attorney for the Developer, called these standards a matter of opinion. These are national best practices for park safety and visibility - not just opinions. *The acres of parkland should be expanded to the nearest right-of-way as recommended by PARD to ensure that there is adequate street frontage along these parks.*

3. **The PUD does have enough useable parkland for active play.** As recommended by PARD, additional parkland with slopes less than 10% and outside of the heritage trees and critical environmental features is required to provide for enough active play area needed to accommodate the population expected to use the park and that sensitive environmental areas are not harmed from over-use. The lack of active play areas is clearly demonstrated in the figure below from the ARG's Parks Plan.



4. Council should strongly consider requiring ARG to increase **credited** parkland by 5.0 -6.0 acres for a total of 18.0 - 19.0 **credited** acres, to provide for the superior quantity and quality of parkland requested by PARD and surrounding community. Below are suggested areas for expanding parkland.



5. ARG's proposed code modifications to LRC §25-1-602 requests that the LRC be replaced by "The Grove at Shoal Creek Parks Plan and Parkland Improvement Agreement" as an exhibit to their PUD Ordinance. It is BCRC's understanding that the City Law Department is reviewing these code modifications, but this review was not completed at the time of Zoning and Planning Commission hearings. There are several terms of this proposed Agreement of concern and need to be changed prior to approval of the Ordinance. The following are the highest priority terms to address before the PUD Ordinance is approved.

- a. ARG refers to the Design Guidelines for details on parkland improvements, but the Design Guidelines do not specify the location and types of the amenities. *The Agreement needs to show the location of and provide specifications for the amenities.*
- b. The proposed Agreement states, "Developer and its successors and assigns, including the Association, shall have the sole right, subject to the terms and conditions of this Agreement, to determine the programming within the City Parkland Areas, including without limitation recreational activities, events, entertainment, and vendors (the "City Park Programming")." Furthermore, Section X also gives the developer total control over the type of events and scheduling of events. Based on this condition, the developer has complete control over programming within City Parkland Area. *PARD and the Public should have joint control with ARG over activities at the Grove public parkland.*
- c. Sections IV.B. City Park Improvement Standards and VI, CONSTRUCTION PROJECT COSTS AND RESPONSIBILITIES –
 - i. *The \$750/resident price cap for improvements needs to be approved by PARD to assure it will cover cost of amenities.*
 - ii. *The Agreement should not include overhead amounts, such as legal fees, as it is difficult to assure that these are only related to parkland improvements.*
 - iii. *Cost of parkland improvements should not include the non-parkland maintenance, such as tree maintenance and watershed and flood control improvements.*
 - iv. *Developer states that parkland improvements will be solely constructed per their standards, which are not provided in detail within the Design Guidelines. Grove Parks should meet City Standards and include approval by PARD. Again, amenities and need to be located, identified and specified.*

Neighborhood Flooding

The Environmental Commission and the Ridgelea Neighborhood expressed concerns about the flood risk the development poses to homes along Idlewild that are already prone to flooding. *Council should strongly consider requiring ARG provide flood mitigation measures that will assure no increased flooding from the development and as a condition for superiority, install controls along*

their southern property line to actually reduce the flooding experienced by the adjacent homes. At a minimum, an easement should be required in the event space is needed for future flood mitigation.

Traffic Issues

Despite the latest response from Robert Spillar, Austin Traffic Department (ATD) Director, the fact is that the resulting traffic from this development will exceed what ATD rules allow for this type of roadway. The acceptance of the developer's traffic plan and improvements appears to be pay-off for allowing inappropriate development density. The correct solution is to both reduce the amount of commercial development and to require the improvements.

Several disturbing issues remain unresolved concerning ARG's analysis of the Grove PUD's traffic impacts. First of all, ARG's Traffic Impact Assessment (TIA) was based on State improvements to Mopac that are not even budgeted by the State. Furthermore, when Bull Creek Road Coalition hired an independent Traffic Engineer to reproduce ARG's TIA results, ARG refused to provide the raw data required to run the traffic model. In the ARG model, Cap Metro Bus 19 exists, but now Cap Metro is removing this route. Finally, ARG does not have any assurances that it will be able to secure the property needed for their road improvements.

The increased traffic from the development is the largest concern of the surrounding neighborhoods and there are so many remaining issues that have not been addressed. ***At a minimum, Council should strongly consider language within the PUD Ordinance that rescinds the zoning approval if ARG cannot actually fulfill its commitments for improvements to Bull Creek Rd and 45th St.***

Tree Protection

Looking closely at the requirements for PUD superiority and the Land Development Code requirements for Tree Protection, the Developer's tree protection plan is severely deficient. The developer is asking for credit for meeting the PUD Tier 2 Superiority Criteria related to trees protection which requires preservation of all heritage trees; preservation of 75% of the caliper inches associated with native protected size trees; and preservation of 75% of all of the native caliper inches. The table below demonstrates how the ARG's tree protection plan fails to meet the Tier 2 Table for superiority:

	Tier Two Criteria- Native Tree Caliper Inches Preserved (%)	Grove Native Tree Caliper Inches Preserved/Total	Grove Native Tree Caliper Inches Preserved (%)
Heritage Trees (>24")	100%	1894/2179	86% ^{Note 1}
Protected Trees (>19")	75%	512/994	52% ^{Note 1}
Total Native Trees (>8") ^{Note 2}	75%	2406/4748	51% ^{Note 1}

Note 1- Does not meet Tier 2 requirements.

Note 2- Assumes all trees > 8" will be removed as ARG has not committed to saving any trees > 8" and < 19".

The Land Development Code (LDC) 25-8-642 only allows for removal of Heritage Trees that are an imminent hazard to life or property, and the hazard cannot reasonably be mitigated without removing the tree; or is diseased and: restoration to sound condition is not practicable; or the disease may be

transmitted to other trees and endanger their health. The Grove at Shoal Creek Tree Survey and Disposition Plan will allow removal of trees that the code does permit. The eleven Heritage Oaks that the developer plans to remove do not meet the above code criteria for removal. Additionally, the developer's arborist did not use the Environmental Criteria Manual (ECM) Section 3.5.0 for evaluating the condition of the Heritage Trees. ECM uses 1 to designate "Poor" meeting the criteria for removal and a 2 for trees in "Fair" condition such as the eleven Heritage Oaks which developer wants to remove. The developer's arborist altered the classification system rating the Heritage Trees to be removed as "Poor" when they actually met the ECM definition of "Fair" and should not be removed. ***City Council should therefore not give credit to the ARG for Tier 2 Superiority as it relates to tree protection.***

Summary

The Grove at Shoal Creek PUD is not yet superior as the community is not receiving adequate level of benefits to justify the entitlements requested by ARG. Please consider my recommendations for inclusion in the Grove PUD Ordinance. The Grove PUD is going to set a precedent for future infill projects and if changes are not made by Council to address issues with neighborhood compatibility, traffic, flooding, parkland, and tree protection, the quality of life for future generations of Austinites significantly diminished.

Sirwaitis, Sherri

Subject: FW: Analysis of New Information - The Grove at Shoal Creek PUD C814-2015-0074 -
Attachments: Letter to Council- The Grove at Shoal Creek PUD.pdf

From: Michael Curry

Sent: Wednesday, September 21, 2016 2:24 PM

To: Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Pool, Leslie; Casar, Gregorio; Kitchen, Ann; Gallo, Sheri; Troxclair, Ellen; Zimmerman, Don

Cc: Sirwaitis, Sherri; Guernsey, Greg; Edwards, Sue; Linseisen, Andrew; Derr, Gordon; Bollich, Eric; Beaudet, Annick

Subject: Analysis of New Information - The Grove at Shoal Creek PUD C814-2015-0074 -

Dear Mayor, Mayor Pro Tem and Members of the City Council,

First, I want to thank Annick Beaudet, AICP and Eric Bollich P.E., PTOE for their assistance. On Monday, I received a response to my September 7, 2016 request for information regarding The Grove. I have appended a copy of Mr. Bollich's response to the end of this email. While the information in the response does not alleviate the traffic concerns raised in my August 8, 2016 letter to Council (attached) and, in fact, confirms my fears, I do appreciate and want to publicly acknowledge their professionalism in stepping up and responding to a citizen's request for information.

Here is what we now know and don't know:

1. It is now confirmed that an existing daily traffic count for Bull Creek Road was not collected as part of the traffic study for this application. So we don't know the existing daily volume of traffic at any point along Bull Creek Road. All that we have is an extrapolation/estimate from a daily traffic/peak count taken at a single location at the southern end of Bull Creek Road in 2011 and a peak hour count near Jackson Ave in 2014. Based on those, Staff estimates that the daily traffic volume in 2014 was approximately 4,369 vehicles. CAMPO reports an undated traffic count of over 7,000 trips per day on Bull Creek. (Letter, p. 2) In short, despite all of the traffic analysis trumpeted in this case, we don't even know the number of vehicles currently using Bull Creek Road today or at any relevant time.

2. Staff has not been complying with the Code and did not do so in this case. The Code requires a Neighborhood Traffic Analysis for Bull Creek Road as part of this application. (Letter, p. 3). In response to my question as to why a Neighborhood Traffic Analysis was not done, Staff admits that the "City of Austin does not typically perform a Neighborhood Traffic Analysis when a development requires a TIA..." A Neighborhood Traffic Analysis is not discretionary. Unlike a TIA, the director cannot waive the requirement to perform a Neighborhood Traffic Analysis. Staff's review of this application does not comply with the Code.

Staff's stated rationale for not performing a Neighborhood Traffic Analysis is that a TIA's scope is "much more comprehensive, allowing detailed analysis of worst-case conditions, which are typically the morning and evening peak hours at intersections." Again, the Code did not give Staff the right to rationalize away the community's right to a Neighborhood Traffic Analysis. Secondly, the TIA and the Neighborhood Traffic Analysis focus on different things. We know this because the Code describes them differently and outlines standards for a Neighborhood Traffic Analysis that it does not outline for a TIA. Another way we know this is because a Neighborhood Traffic Analysis was, in fact, performed for Jackson Ave as part of the TIA in this case. The third way we know this is because as explained by Staff in memorandum in this case, the TIA focuses on intersection delays and peak hour intersection levels of service. However, the Neighborhood Traffic

analysis focuses on the desirable operating levels for the roadways over a 24 hour period, analyzed not simply at the intersections at peak hours, but by the vehicle trips per day on the road, measured against the standards set by the Code. Whatever the intersection level of service, whatever the intersection delay, we all know that the *volume* of traffic on a street can adversely affect the safety and livability of a neighborhood. The Neighborhood Traffic Analysis is focused on the surrounding community not simply on the perceptions of the driver. That is why the existing and projected traffic on a roadway needs to be counted and judged by desirable operating level standards; based on that analysis the traffic will need to be mitigated, most beneficially, through reductions in the amount of traffic generated. Staff wants to jump to the conclusion that the traffic impact has been mitigated without conducting the Neighborhood Traffic Analysis necessary to determine the operational levels and the extent of mitigation needed. In fact, it uses its conclusion as a basis for not doing the analysis. If only I could have gotten away with that in school.

3. We now know that there is even less of a basis for the TIA's traffic distribution model than we thought. The TIA states that: "In general, the existing traffic distribution was used to distribute the site traffic." (TIA p. 11). Without daily volume traffic counts for Bull Creek Road, only an incomplete picture of the existing traffic distribution exists. This is the very definition of corner-cutting. That said, the greater flight of fancy is the assertion that the existing traffic distribution, serving a basically vacant 75 acre tract of land, reliably predicts the future traffic distribution generated by a massive new development crammed into that vacuum and introducing uses that do not exist there today, for users that do not travel to or from there today and on a scale that does not exist there today. Since the mitigation steps are tied to the assumed traffic distribution, to the extent the supposed traffic distribution is incorrect – and it will be incorrect - the mitigation is ineffectual. What we are left with are guesses based on assumptions and assumptions based on guesses. Under these circumstances the only prudent approach to mitigation is through traffic reduction. (Letter, p. 3).

4. We now know that the problems with this application cannot be shuffled off to the site-plan stage. It has made abundantly clear that this application is a high profile project, subject to intensive public scrutiny, and necessarily involving senior staff. Notwithstanding all that scrutiny, we have no traffic count on Bull Creek Road, no Neighborhood Traffic Analysis, and no plausible traffic distribution model to name just some of the unanswered traffic questions (see Letter for others). If the necessary analysis did not happen under these circumstances, it certainly will not happen at the site-plan stage which is purely administrative and for which there is no public involvement. If this PUD is not fixed now it will never be fixed.

Thank you for your consideration of these views and for your service to the citizens of Austin.

Sincerely,

Michael Curry

Michael Curry

Michael,

Thank you for sharing your concerns with us. Please allow me to respond to your two questions in Gordon Derr's absence.

1. What is the existing 24 hour daily volume traffic count on Bull Creek Road?

Traffic Impact Analysis (TIA) focuses on worst-case conditions, which are typically the morning and evening peak hours at intersections. Therefore, daily traffic counts have not been historically required in a TIA. The Austin

Transportation Department (ATD) collected a daily traffic volume of 4,045 vehicles on Bull Creek Road in 2011 near W 39th Street. The total volume of both peak hours equated to 22% of the daily volume.

Based on the 2014 peak-hour volumes near Jackson Avenue in the TIA, 961 total vehicles were counted during the morning and evening peaks. Using the 22% guideline, the 2014 daily volume would be approximately 4,369 vehicles.

2. A Neighborhood Traffic Analysis was performed for Jackson Ave. Why was a Neighborhood Traffic Analysis not performed for Bull Creek Road which adjoins three residential neighborhoods?

The City of Austin does not typically perform a Neighborhood Traffic Analysis (NTA) when a development requires a TIA by generating more than 2,000 daily trips. The reasoning is that a TIA scope is much more comprehensive, allowing detailed analysis of worst-case conditions as described above. ATD determined that the mitigation provided in the TIA adequately mitigates the projected impact of the development.

Please let us know if you have additional questions.

Eric

Eric Bollich, P.E., PTOE
Managing Engineer
Traffic Engineering Division
Austin Transportation Department
3701 Lake Austin Boulevard
Austin, TX 78703

From: Michael Curry <mcmediate@msn.com>
Sent: Wednesday, September 7, 2016 1:03 AM
To: Andrew.linseisen@austintexas.gov; Gordon.Derr@austintexas.gov
Cc: Sherri.sirwaitis@austintexas.gov; Greg.Guernsey@austintexas.gov; Sue.Edwards@austintexas.gov; Steve.Adler@austintexas.gov; Tovo, Kathie; Ora.Houston@austintexas.gov; Delia.Garza@austintexas.gov; Sabino.Renteria@austintexas.gov; Leslie.Pool@austintexas.gov; Gregorio.Casar@austintexas.gov; Ann.Kitchen@austintexas.gov; Sheri.Gallo@austintexas.gov; Ellen.Troxclair@austintexas.gov; Don.Zimmerman@austintexas.gov
Subject: C814-2015-0074 - The Grove at Shoal Creek PUD

Dear Messrs. Linseisen and Derr:

As reflected in my August 8, 2016 letter to the City Council (attached), I share the public's concern over the traffic impact of the proposed Grove at Shoal Creek PUD.

This email concerns the (1) absence of any discussion in the TIA directly addressing the operating level of Bull Creek Road and (2) the absence of a Neighborhood Traffic Analysis for Bull Creek Road. As you know, virtually all of the traffic that will be generated by 110 single family dwelling units, 600 apartments, 425 condominium/townhouse units, 600 congregate care units, 25,000 SF of medical office, 200,000 SF of general office space, 55,000 SF of retail (shopping center) and 35,000 SF of supermarket land uses, plus pharmacy, bank, and other retail and commercial land uses enters and exits onto Bull Creek Road.

Information about the operating level of Bull Creek Road before and after the project is built is extremely important to the public and, I suspect, to the City Council. Additionally that information is mandated by Land Development Code § 25-6-114. Whatever the rationale, the failure to do a Neighborhood Traffic Analysis for Bull Creek Road gives the appearance to the public of corner-cutting. The public and the City Council have a

right to know the existing and projected traffic counts to better assess the impact and the proposed remedial measures.

I understand that you were both very involved with the traffic analysis for this project or supervise staff members who were. Accordingly, you should be in a good position to answer these questions the answers to which I could not find in the TIA:

1. What is the existing 24 hour daily volume traffic count on Bull Creek Road?

2. A Neighborhood Traffic Analysis was performed for Jackson Ave. Why was a Neighborhood Traffic Analysis not performed for Bull Creek Road which adjoins three residential neighborhoods?

Thank you for your prompt attention to this request and for your service on behalf of the citizens of Austin.

Sincerely,

Michael Curry

Michael Curry

Sirwaitis, Sherri

From: Guernsey, Greg
Sent: Monday, September 26, 2016 11:02 AM
To: Sirwaitis, Sherri; Linseisen, Andrew; James, Scott; Bollich, Eric
Cc: Rousselin, Jorge; Derr, Gordon; Spillar, Rob; Rusthoven, Jerry
Subject: FW: The Grove & 2627 W. 45th Street Petition(s)

FYI

From: Ryder Jeanes [REDACTED]
Sent: Monday, September 26, 2016 10:54 AM
To: Guernsey, Greg; Rusthoven, Jerry
Cc: Catherine Jeanes [REDACTED]
Subject: The Grove & 2627 W. 45th Street Petition(s)

Greg & Jerry:

I wanted to thank you for your efforts on this zoning case to date trying to make it a good project for the surrounding residents (my home included). My wife and I have finally worked out a resolution with ARG that we believe will sufficiently addresses our issues with the project and we no longer are going to oppose this zoning case.

To fulfill part of our obligations on working out these issues, we are hereby giving you notice to request that our names be considered removed from all petitions having to do with the Grove PUD zoning case, or any petition that is the basis for Cause No. D-1-GN-16-001762 ([hyperlink to this Cause](#)).

Thanks for your work down at the city staying into the wee hours of the night on these cases. I hope that next time we all have correspondence on a project, it will be with a much easier and much less disputed case! I know you guys do your best to maintain the quality and character that makes our city one that is drawing all these new residents here in the first place. We appreciate all that effort you put into your jobs because they aren't easy or adequately appreciate I think.

Sincerely,

Ryder & Cat Jeanes
2629 W. 45th Street
Austin, TX 78731

Ryder Jeanes
Senior Vice President | Austin

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512-485-0830 | fax
512-485-0792 | direct
221 W. 6th Street
Suite 1030
Austin, TX 78701
rjeanes@theretailconnection.net
www.theretailconnection.net



Sirwaitis, Sherri

Subject: FW: Response to ARG's False Claims about CM Pool's Amendments to The Grove PUD
Attachments: True Trips Table.pdf

From: Guernsey, Greg
Sent: Tuesday, October 18, 2016 7:56 AM
To: Sirwaitis, Sherri
Subject: FW: Response to ARG's False Claims about CM Pool's Amendments to The Grove PUD

FYI

From: Grayson M Cox
Sent: Monday, October 17, 2016 9:32 PM
To: Adler, Steve; Gallo, Sheri; Pool, Leslie; Kitchen, Ann; Garza, Delia; Zimmerman, Don; Troxclair, Ellen; Casar, Gregorio; Tovo, Kathie; Houston, Ora; Renteria, Sabino
Cc: Cortez, John Michael; Varghese, Lesley; Everhart, Amy; Brinsmade, Louisa; Smith, Taylor; Hutchins, Christopher; Nicely, Katherine; Richardson, Ashley; Lawler, John; Tiemann, Donna; Harden, Joi; Searle, Michael; Petronis, Joe; Guernsey, Greg; Rusthoven, Jerry; Linseisen, Andrew; Bollich, Eric; Sara Speights
Subject: Response to ARG's False Claims about CM Pool's Amendments to The Grove PUD

Mayor and Council,

Today, ARG's attorney, Jeff Howard, distributed a letter that threatened to drop The Grove PUD if Council approved Council Member Pool's amendments to the PUD. This letter is filled with fear-mongering claims that have been debunked many times before, and it is incredibly unfortunate to see Jeff Howard and Garrett Martin continue their intransigence to mitigating the negative impacts of the PUD and increase community benefits to achieve true superiority that Austin and its residents deserve. Please consider these facts when reviewing Jeff Howard's letter:

ARG's argument against Pool's Amendments to The Grove PUD boil down to two false points:

- (1) A lower traffic cap of 18,000 unadjusted trips will require a reduction in residential units even with reduced commercial entitlements.
- (2) The retail and office entitlements are "consistent" with commercial already in the area.

Both of these claims are false. In order to claim that an 18,000 trip cap will require reduced residential even with reduced commercial entitlements, Jeff Howard attached a trip generation table that intentionally and misleadingly magnifies *the most traffic generating retail uses*. In other words, meeting the 18,000 trip cap with Pool's amendments will not require a reduction in residential units. See the table below and also attached as a PDF.

This table shows in red what ARG wants you to approve - nearly 24,000 unadjusted trips. The green columns show how 100% of the residential units are retained and still fall below the 18,000 trip cap with the 115,000 SF of office and 100,000 SF of retail in Pool's amendments and as recommended by the BCRC.

THE GROVE PUD LAND USES	TRIP FIGURES FROM DEVELOPER'S TRAFFIC IMPACT ANALYSIS		REVISED TRIP FIGURES MEETING POOL'S AMENDMENTS		
	ORIGINAL TIA AMOUNT	24HR TRIPS	BCRC AMENDED AMOUNT	24HR TRIPS	
SINGLE FAMILY	110 DU	1,146	110 DU	1,146	← 100% of original residential units
APARTMENT	600 DU	3,760	600 DU	3,760	← 100% of original residential units
RESIDENTIAL CONDO	425 DU	2,265	425 DU	2,265	← 100% of original residential units
CONGREGATE CARE	600 DU	1,212	300 DU	606	
FITNESS CLUB	7,500 SF	247	7,500 SF	247	
OFFICE	200,000 SF	2,223	105,000 SF	1,362	
MEDICAL OFFICE	25,000 SF	807	10,000 SF	194	
SPECIALTY RETAIL	55,000 SF	2,438	39,200 SF	1,738	
SUPERMARKET	35,000 SF	3,578	22,000 SF	2,249	← 50% LARGER than Trader Joe's and all other neighborhood-scale grocery stores
PHARMACY W/O DT	8,500 SF	766	5,780 SF	521	
WALK-IN BANK	3,000 SF	364	2,070 SF	251	
DRINKING PLACE	8,000 SF	907	5,440 SF	617	
QUALITY RESTAURANT	15,000 SF	1,349	10,500 SF	944	
HIGH TURNOVER REST	9,000 SF	1,144	6,110 SF	777	
COFFEE/DONUT SHOP	2,000 SF	1,762	1,400 SF	1,233	
	TOTAL TRIPS	23,968	TOTAL TRIPS	17,910	← under 18,000 trips

TOTAL OFFICE 225,000 SF
TOTAL RETAIL 143,000 SF



From Developer's
Traffic Impact
Analysis

115,000 SF
100,000 SF



From Pool's
Amendments

So why does Jeff Howard's trip generation table show residential being reduced to reach the 18,000 trip cap when the table above clearly shows residential being retained at 100%?

Answer: ARG's trip calculation purposefully includes a "supermarket" which is much larger than any neighborhood-scale grocer desired by the surrounding neighborhoods and much larger than any retail tenant located on a 2-lane neighborhood collector street.

In fact, the table above and attached is generous in that it includes "supermarket" entitlements over 50% LARGER than needed to house the most common neighborhood grocers in Austin and throughout Texas. See below for *actual* neighborhood grocer brands and sizes that were sent to Council Member Gallo's office on August 1st:

- Trader Joe's Downtown, 11,500 sq ft: <http://www.bizjournals.com/austin/blog/real-estate/2015/04/trader-joes-to-open-soon-at-seaholm-in-downtown.html>
- Trader Joe's Arboretum, 13,200 sq ft: <http://www.bizjournals.com/austin/blog/real-estate/2014/05/trader-joes-grocer-sets-date-for-store-opening-in.html>
- Natural Grocers Guadalupe, 13,500 sq ft: <http://www.bizjournals.com/austin/stories/2009/05/18/daily39.html>
- Fresh Plus Anderson Ln, 11,000 sq ft: http://www.bizjournals.com/austin/blog/morning_call/2012/01/fresh-plus-grocery-opening-n-austin.html
- Aldi is a new chain of small grocer with aggressive expansion plans in Texas, typically 17,000 sq ft: <http://www.dallasnews.com/business/retail/20150223-aldi-sees-potential-for-450-stores-in-texas.ece>

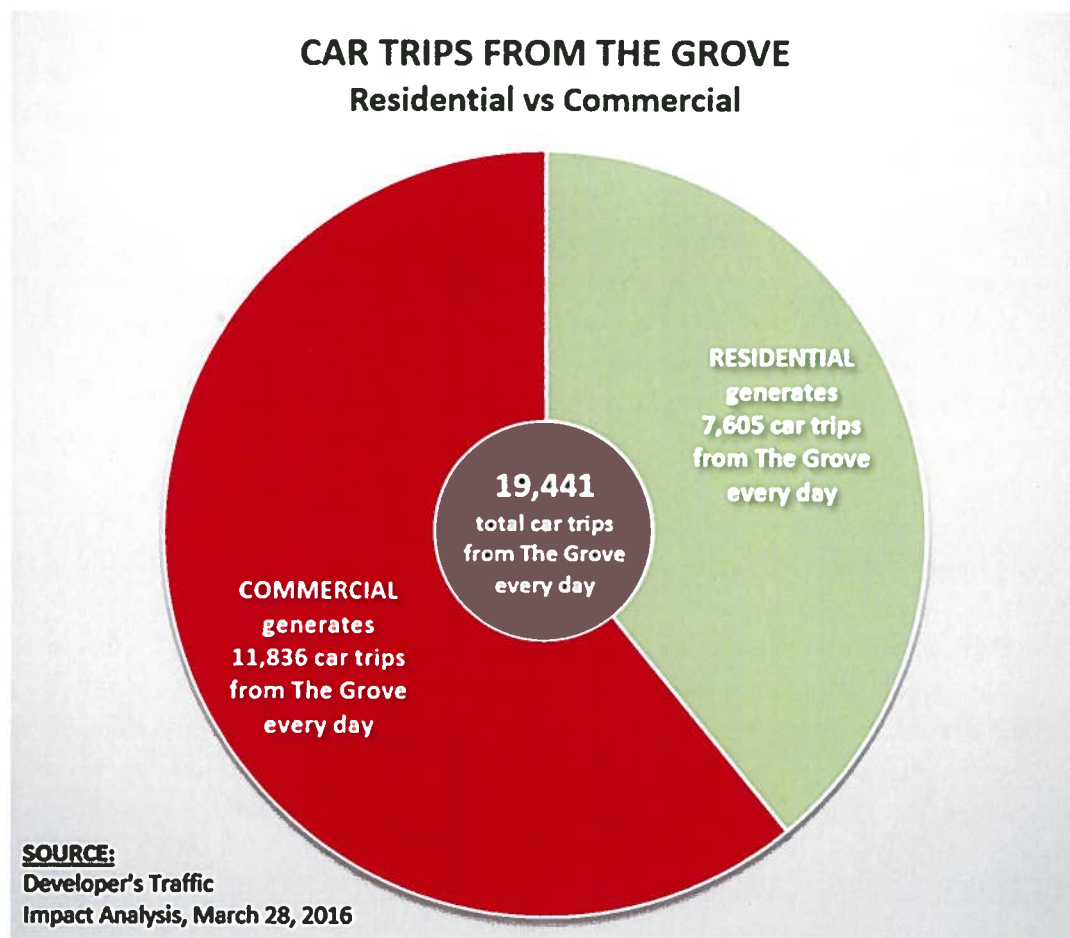
ARG's trip calculation includes nearly 3,600 trips per day for a 35,000 sq ft grocer. Even if we are being generous at 22,000 sq ft, we could account for a reduction of 1,300 unadjusted trips, which alone is nearly *a quarter* of the unadjusted trip reduction that is being requested in Pool's amendments. Combined with a reasonable reduction in office entitlements and a few other retail entitlement adjustments to reflect a realistic neighborhood vision, the 18,000 unadjusted trip cap will be an easy and **important** amendment to accomplish.

More importantly, please don't believe me or ARG. Send the attached trip generation table to the City's own traffic engineers, and they can confirm that the 18,000 trip cap is easily achievable without affecting the residential units (and, therefore, affordable housing).

Jeff Howard's second false point is that The Grove's retail and office entitlements shouldn't be reduced because they are "consistent" with surrounding commercial. Jeff's letter even attaches pictures that highlight existing commercial in the area.

This claim fails to mention that the commercial being referenced is along a **5-lane major arterial street** - 35th - that has frequent transit service, easy access to Mopac and Lamar, and is not dependent on small, low-volume residential streets for access. We agree that intense commercial development belongs on transportation and growth corridors as defined by Imagine Austin. The Grove *is not* and never will be on a transportation or growth corridor.

The commercial entitlements requested in The Grove PUD generate **over 60%** of the total vehicle trips. Large-scale retail and office that requires a regional draw to be viable does not belong on a neighborhood collector street with extremely limited connectivity. A reduction of the office and retail, as requested by the BCRC and within Pool's Amendments, will result in a major traffic reduction *even though the cuts being requested represent only 5.7% of the total entitlements in The Grove.*



Again, please don't trust me or ARG when we make these statements. City staff can validate ALL the information being provided in this email.

Jeff Howard makes other statements about how ARG doesn't want to add a few more acres of park and doesn't want to add more affordable housing. This isn't new, and ARG has repeatedly threatened to drop the PUD and pursue conventional zoning. At one of the very first public meetings in April 2015 and at nearly every meeting in the past 18 months, Garrett Martin threatens neighbors with building 300 MileStone spec houses on the property, and now he's threatening you - Austin's elected City Council. It would be an effective threat if the many real estate professionals in the surrounding neighborhoods and elsewhere familiar with this project didn't find it so absurd.

We hope that City staff can dispel the myth from ARG that conventional zoning is somehow remotely close to the economic desirability of the PUD. Our own analysis and calculations of a realistic development scenario based on staff's recommended baseline zoning show that the conventional zoning scenario is **hundreds of millions of dollars** less in real estate value than the PUD *even with Pool's amendments*. These valuations are based on *lower-end* per-square foot central Austin averages sourced from real estate professionals.

Please do not trust the claims made by Jeff Howard and ARG. They were false and misleading 18 months ago, and they continue to be false and misleading today.

The BCRC supports Council Member Pool's proposed amendments to The Grove PUD. They reorient the mix of entitlements and add in commensurate community benefits to respect the site's context, better achieve the City's policy priorities, match the planning goals of Imagine Austin, and reach a truly superior PUD threshold that our City deserves.

Thank you!
Grayson Cox
BCRC VP

THE GROVE PUD LAND USES	TRIP FIGURES FROM DEVELOPER'S TRAFFIC IMPACT ANALYSIS		REVISED TRIP FIGURES MEETING POOL'S AMENDMENTS	
	ORIGINAL TIA AMOUNT	24-HR TRIPS	BCRC AMENDED AMOUNT	24-HR TRIPS
SINGLE FAMILY	110 DU	1,146	110 DU	1,146
APARTMENT	600 DU	3,760	600 DU	3,760
RESIDENTIAL CONDO	425 DU	2,265	425 DU	2,265
CONGREGATE CARE	600 DU	1,212	300 DU	606
FITNESS CLUB	7,500 SF	247	7,500 SF	247
OFFICE	200,000 SF	2,223	105,000 SF	1,362
MEDICAL OFFICE	25,000 SF	807	10,000 SF	194
SPECIALTY RETAIL	55,000 SF	2,438	39,200 SF	1,738
SUPERMARKET	35,000 SF	3,578	22,000 SF	2,249
PHARMACY W/O DT	8,500 SF	766	5,780 SF	521
WALK-IN BANK	3,000 SF	364	2,070 SF	251
DRINKING PLACE	8,000 SF	907	5,440 SF	617
QUALITY RESTAURANT	15,000 SF	1,349	10,500 SF	944
HIGH TURNOVER REST	9,000 SF	1,144	6,110 SF	777
COFFEE/DONUT SHOP	2,000 SF	1,762	1,400 SF	1,233
	TOTAL TRIPS	23,968	TOTAL TRIPS	17,910

← 100% of original residential units
 ← 100% of original residential units
 ← 100% of original residential units

← 50% LARGER than Trader Joe's and all other neighborhood-scale grocery stores

← under 18,000 trips

TOTAL OFFICE	225,000 SF	115,000 SF
TOTAL RETAIL	143,000 SF	100,000 SF
	↑	↑
	From Developer's Traffic Impact Analysis	From Pool's Amendments

Sirwaitis, Sherri

Subject: FW: The Grove PUD - In Support

From: Guernsey, Greg
Sent: Tuesday, November 29, 2016 7:12 PM
To: Sirwaitis, Sherri; Rusthoven, Jerry
Subject: Fwd: The Grove PUD - In Support

FYI

Sent from my iPhone

Begin forwarded message:

From: Alysha Haggerton <>
Date: November 29, 2016 at 2:01:35 PM CST
To: Ann Kitchen <ann.kitchen@austintexas.gov>, Delia Garza <delia.garza@austintexas.gov>, Don Zimmerman <don.zimmerman@austintexas.gov>, Ellen Troxclair <ellen.troxclair@austintexas.gov>, Greg Guernsey <Greg.Guernsey@austintexas.gov>, Gregorio Casar <gregorio.casar@austintexas.gov>, Kathie Tovo <kathie.tovo@austintexas.gov>, Leslie Pool <leslie.pool@austintexas.gov>, Marc Ott <marc.ott@austintexas.gov>, Ora Houston <ora.houston@austintexas.gov>, "Sabino Renteria" <sabino.renteria@austintexas.gov>, Sheri Gallo <Sheri.Gallo@austintexas.gov>, Steve Adler <steve.adler@austintexas.gov>
Cc: <Elaine.Hart@austintexas.gov>
Subject: The Grove PUD - In Support

I'll be out of town for the official hearing on this item, but I'd like to submit my opinion and plea for each of you to approve this Superior Development.

Now that the parks and the traffic and the affordable entitlement issues have all been given some tentative solutions pending approval, I hear a lot of umbrage about the last straw opponents have to grasp onto: retail & commercial space. I take umbrage with the claim that the Grove PUD has an over-abundance of retail or commercial space - it's an ad hominem attack with no basis or statistic for comparison.

In fact, there are actual statistics that measure these kinds of developments, they're called Complete Communities Indicators - and a lot of Austin's vision document for growth, Imagine Austin, is built around optimizing these metrics to include things like mixed developments in existing and new communities.

I'd argue (backed up by the metrics) that the commercial space is what could push this area to become a more Complete Community by allowing local business owners to occupy space in a part of town not previously accessible to them. Retail and commercial space will offer jobs to more people within walking/biking/transit distances. It will offer the residents an opportunity to ditch their cars more evenings and spend that time walking amongst their neighbors on their way to eat, to exercise, to buy pastries, or to run errands.

Some of the most recent political analysis to come out the election cycle shows that urban and rural areas need to be more inclusive of differing socioeconomic demographics, and not only in the name of capital A "Affordable," but in form. Human connections are what's important to inclusive community-building and place-making.

We need to build our environment for the kinds of connections we want to see around us. This suburban experiment that America has lionized on for the past 80 years has made us disconnected and un-empathetic as we zoom past each other in hunks of metal instead of crossing paths with mutual respect.

I'm ready to try something different in Austin. A pattern tried and tested in some of the greatest and most-sought after American cities which has proven to gather people of multiple educational, professional, political, ethnic and economic backgrounds - mixed use & dense development. The kinds of communal spaces offered up the Grove PUD are what I seek in my housing choices, not privacy or isolation. Please give the opportunity for more people to be included in central neighborhoods of Austin. Approving this PUD would go a long way to making that a reality for many folks who hadn't before been considered as stakeholders in this area of town.

--

Alysha Haggerton
President, Friends of Austin Neighborhoods
Citizen Advisory Council, Project Connect
Renter, Heritage Neighborhood - D9
(although opinions herein are my own)



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", written in a cursive style.

Marisa Perales, Environmental Commission Chair



Memorandum

To: Environmental Commission Members

From: Ricardo Soliz, Division Manager

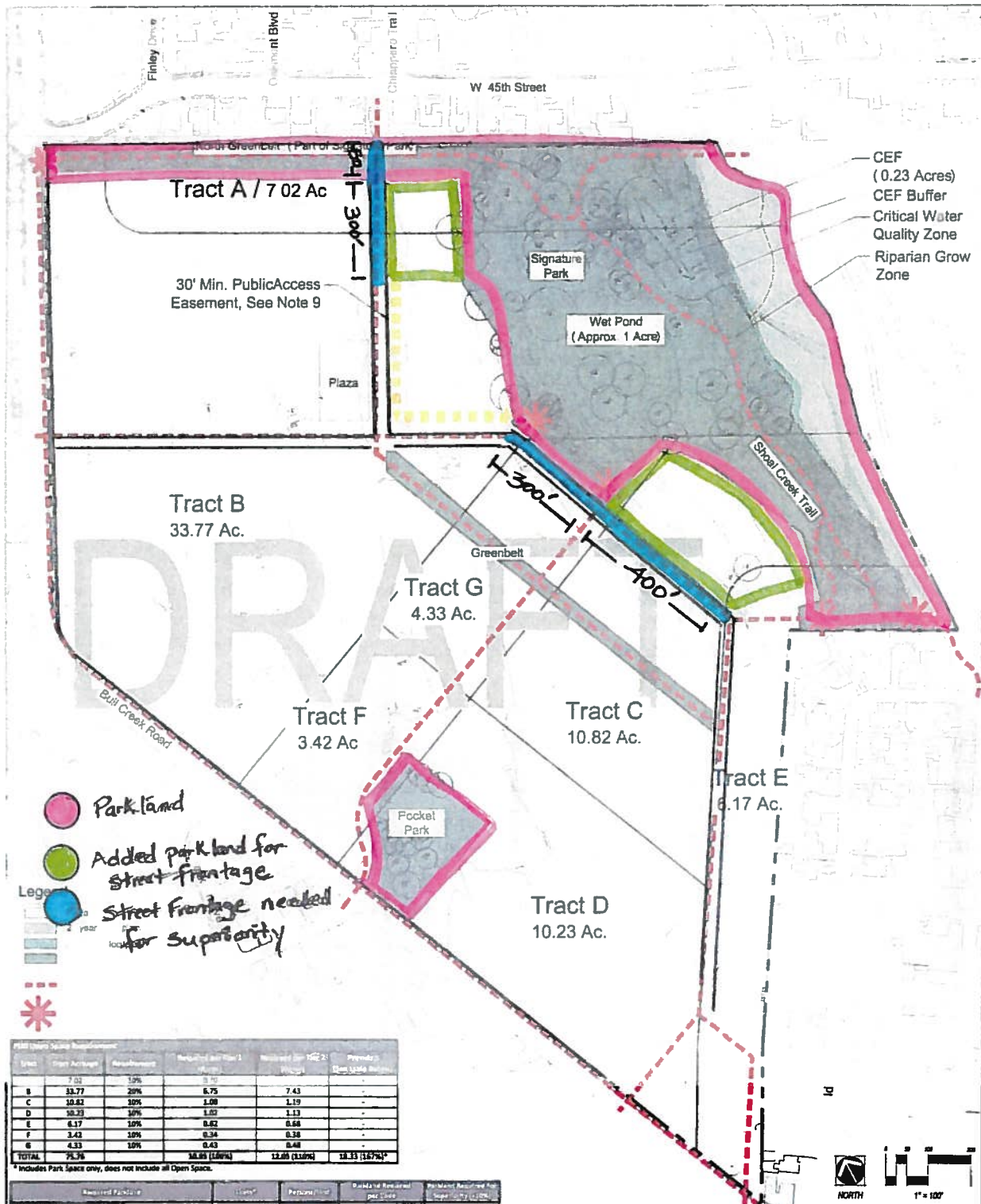
Subject: Parks and Recreation Department
Status on the Grove at Shoal Creek

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.

Attachment(s)
Park Exhibit from PARD
E-mail to the Applicant by PARD staff



Tract	Area (Acres)	Required (Acres)	Required (Acres)	Provided (Acres)
A	7.02	1.00	1.00	1.00
B	33.77	2.00	2.00	2.00
C	10.82	1.00	1.00	1.00
D	10.23	1.00	1.00	1.00
E	6.17	0.82	0.82	0.82
F	3.42	0.34	0.34	0.34
G	4.33	0.43	0.43	0.43
TOTAL	75.76	10.59 (13.9%)	10.59 (13.9%)	10.59 (13.9%)

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

Required Parkland	Units*	Parkland/Unit	Required Parkland per Unit	Required Parkland per Unit
Residential Units	1250	1.7	21.25	11.25
Commercial Units with Kitchens	100	1.7	1.7	1.4
TOTAL	1350	1.7	23.0	12.65

* Includes all 100' wide parking lots.

Signature Park (Publicly Dedicated)	Area (Acres)	Required (Acres)	Provided (Acres)	Required (Acres)
Signature Park (Publicly Dedicated)	3.38	0%	0.00	3.38
Signature Park (Publicly Dedicated)	8.23	80%	6.58	8.23
CEP in Signature Park (Publicly Dedicated)	0.23	0%	0.00	0.23
CEP Buffer in Signature Park (Publicly Dedicated)	0.31	0%	0.00	0.31
Critical Water Quality Zone	0.34	0%	0.00	0.34
Wet Pond Permanent Pool in Signature Park (Publicly Dedicated)	1.00	100%	1.00	1.00
North Greenbelt, located in Signature Park (Publicly Dedicated)	0.43	100%	0.43	0.43
Remainder of Signature Park (Publicly Dedicated)	9.60	100%	9.60	9.60
Neighborhood Park (Publicly Dedicated)	1.25	100%	1.25	1.25
Greenbelt (Private/Public Easement)	1.00	50%	0.50	1.00
TOTAL	18.54	90%	16.88	18.54

Note: The Signature Park will be a minimum of 18.54 acres in size (including Greenbelt, 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:

- 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 0.23 acres of parkland shall be provided elsewhere on site.
- All park space shall be improved and maintained by the Applicant, as described in the Master Parkland Agreement.
- 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.
- Trails in the PUD 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 either dedicated public easements or dedicated parkland.
- The Wet Pond will be designed as an amenity. Recreational uses shall be adjacent to and/or intersect with the pond and users shall be able to approach the pond in multiple locations.
- Public parking shall be provided to serve the signature park. This may be on-street parking, garage parking, surface lots, or a combination thereof.
- 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.
- 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.
- 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). The 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. Shely Street, Ste 203
Austin, Texas 78702
P 512.353.7888
F 512.353.7188

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



The Grove at Shoal Creek PUD Application

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

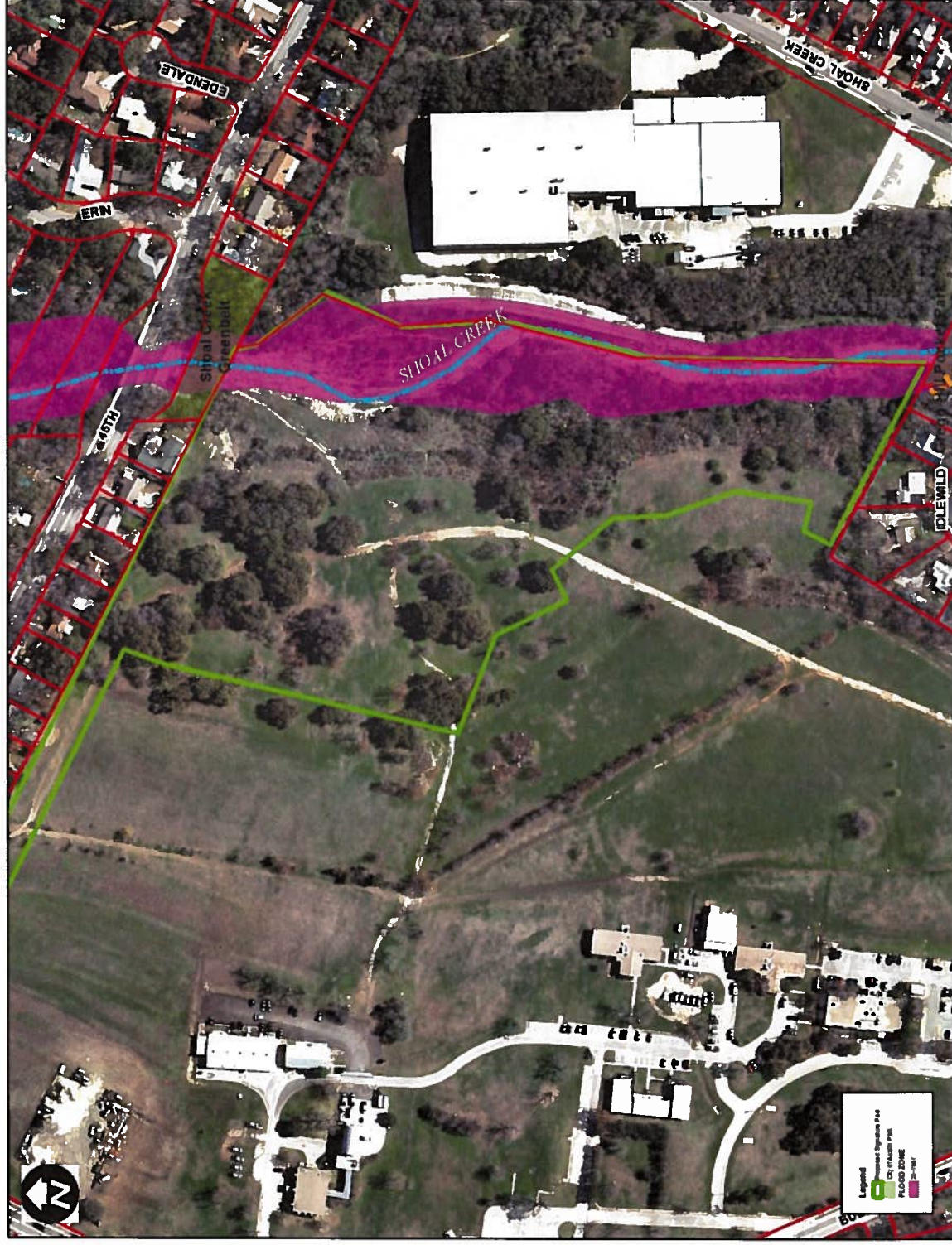


- 





**No Credit
for 25- Year
Floodplain
= 10.68 Acres**



[illegible]

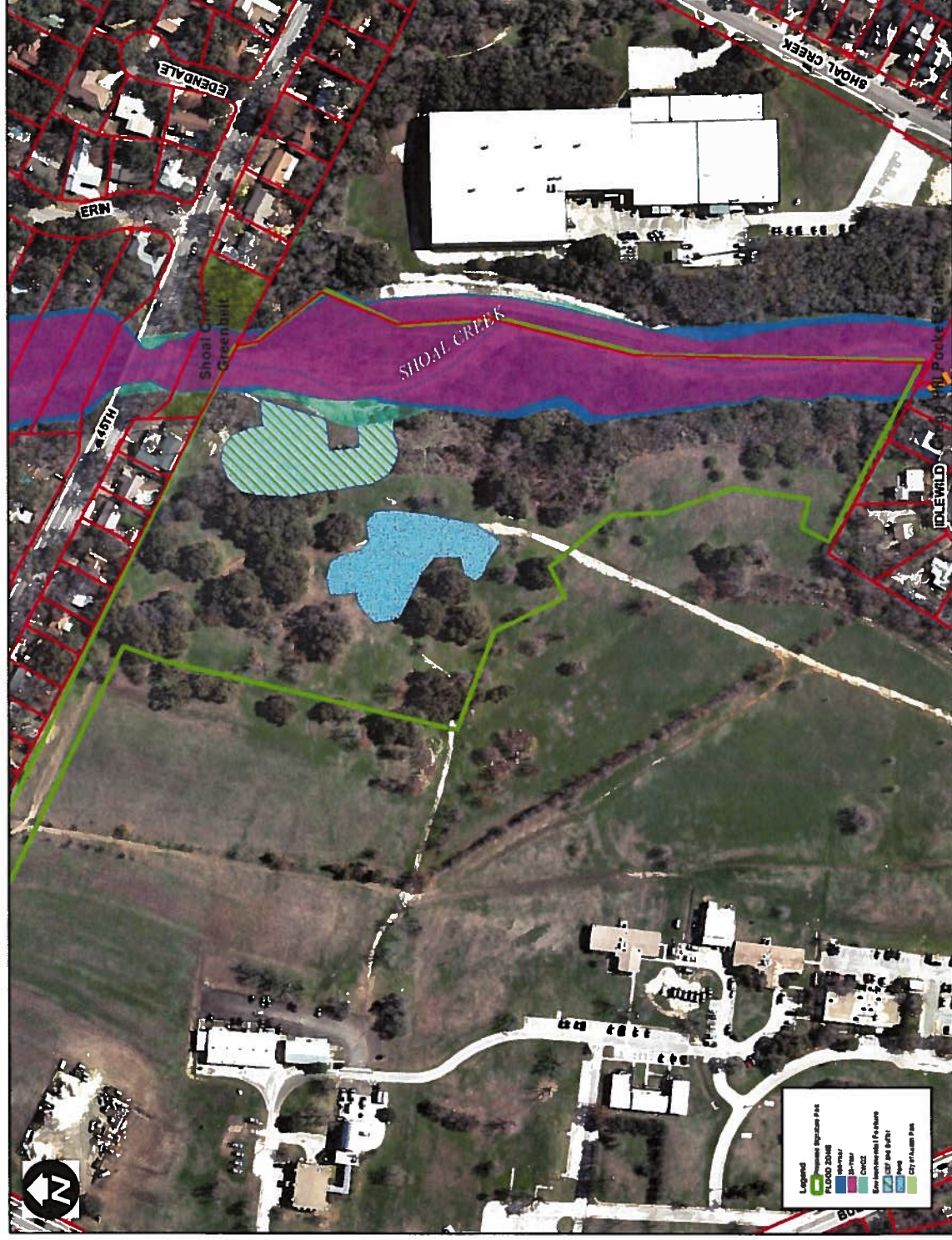
Half Credit
for 100 -
Year
Floodplain
= 10.56 Acres





PUD Project Site

□ Acreage Credits – Signature Park (13.88 acres)



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

= 8.88 Acres



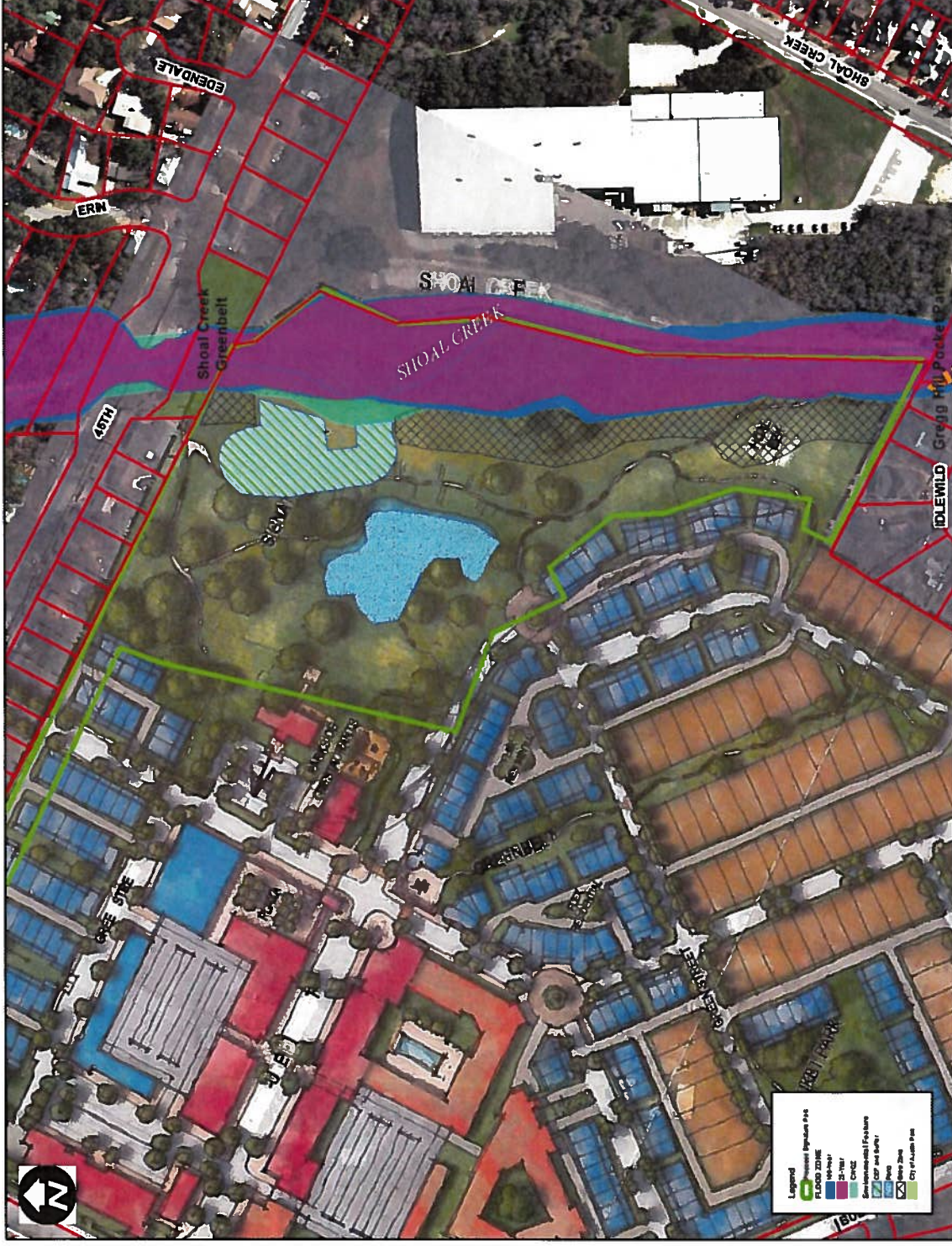
❑ Standards Analysis (Active Play Areas)





PUD Project Site

□ Standards Analysis (Active Play Areas)





☐ Standards Analysis (Active Play Areas)



= Desired trail uses about 2 acres



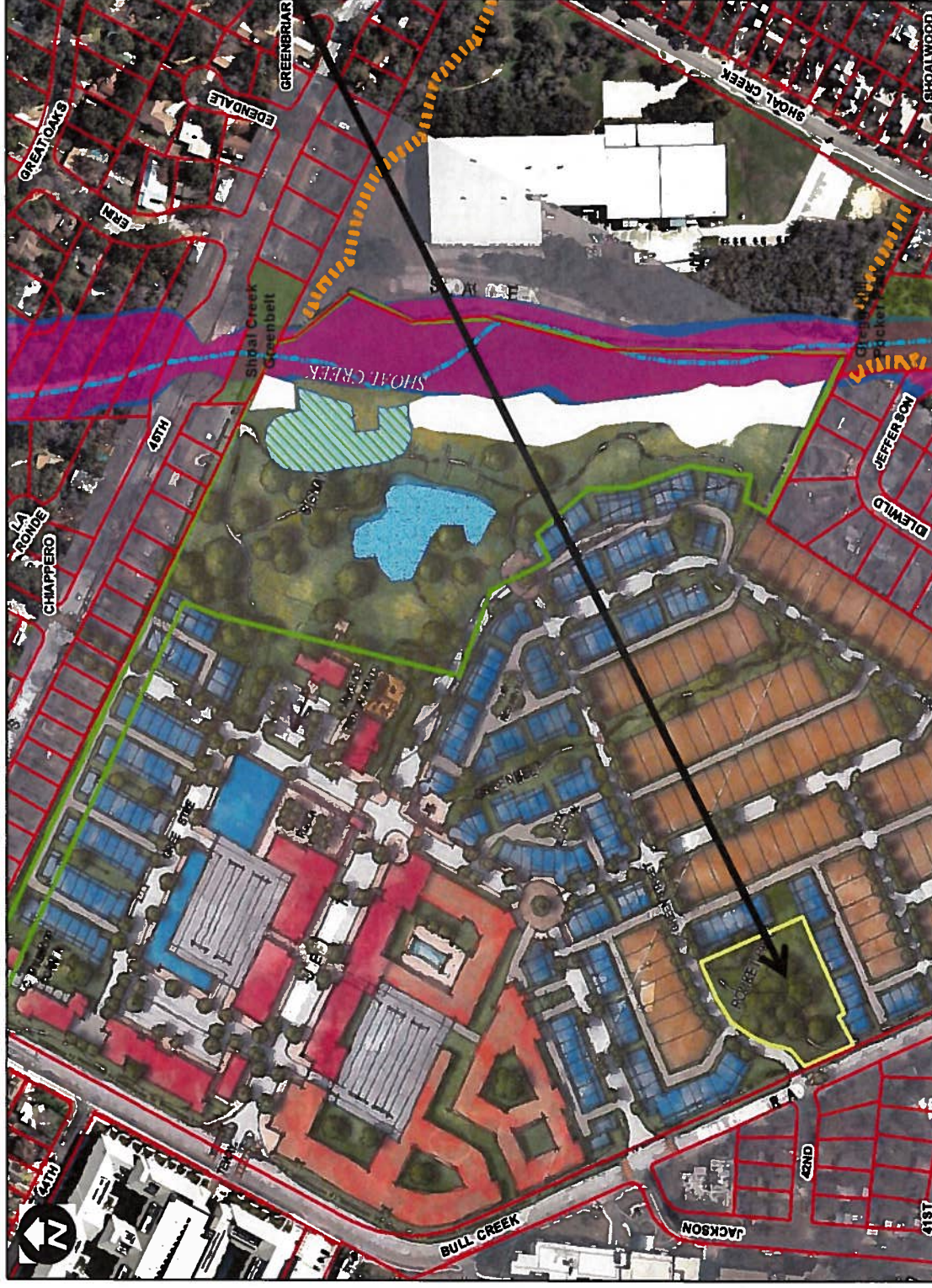
[illegible]

- 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 PARC 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

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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 45th Street Bridge. This erosion is progressing both downstream and laterally inland.

Directly upstream of 45th 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 45th Street to 38th 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 45th 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

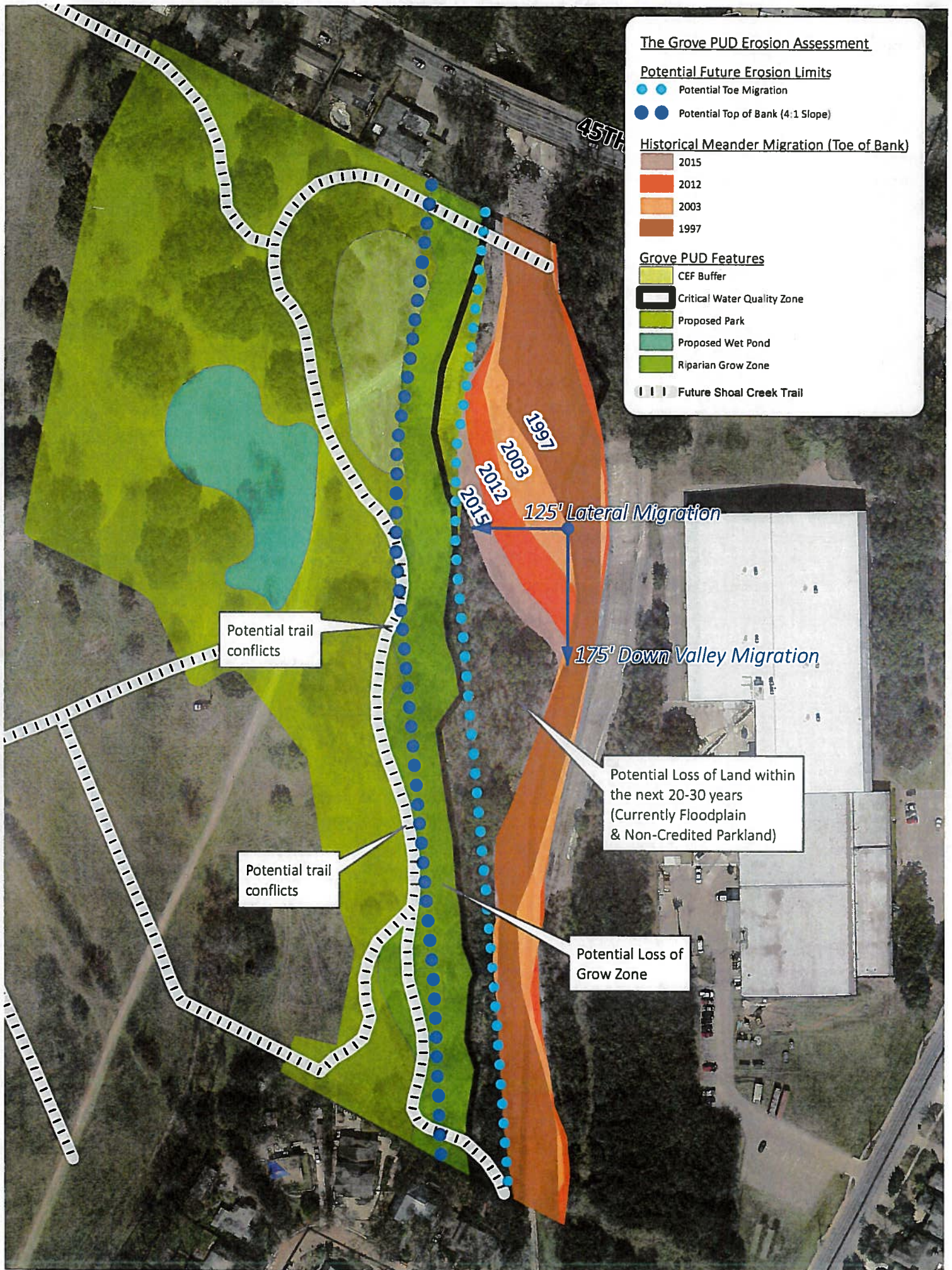
- Potential Toe Migration
- Potential Top of Bank (4:1 Slope)

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





July 12, 2016

Ms. Sherri Sirwaitis
City of Austin Department of Planning and Zoning
505 Barton Springs Road
Austin, Texas 78704

Re: Case C814-2015-0074

Dear Ms. Sirwaitis:

Our agency is the owner of the property located at 4400 Shoal Creek Boulevard directly east of the Grove at Shoal Creek Planned Unit Development at 4205 Bull Creek Road. The posted "Zoning Review Sheet" for the project that is posted on the City's website lists on page 10 among the "Community Amenities" offered by the developer to "Provide a pedestrian and bicycle bridge across Shoal Creek."

Please be advised that neither the Texas State Library and Archives Commission nor the Texas Facilities Commission have granted permission or an easement for the construction of a pedestrian bridge from our property. While our agency has had contact and questions from City personnel about such a bridge, we have never received a request from either the City or the developer to permit the construction of a bridge from our property. Such a request would have to be considered by our staff, approved by our Commission, and also be reviewed and approved by the Texas Facilities Commission.

If you have any questions about this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Mark Smith".

Mark Smith
Director and Librarian

cc: Harvey Hilderbran, Executive Director, Texas Facilities Commission

Lorenzo de Zavala
State Archives and
Library Building

1201 Brazos Street
Austin, Texas
78701

P.O. Box 12927
Austin, Texas
78711-2927

www.tsl.texas.gov

Commission Chairman
Michael C. Waters

Members

Sharon T. Carr
F. Lynwood Givens
Larry G. Holt
Romanita Matta-Barrera
Wm. Scott McAfee
Martha Wong

Director and Librarian
Mark Smith

TSLAC

*Preserving yesterday,
informing today,
inspiring tomorrow.*



Bicycle Advisory Council

Recommendation Number 20160719-05A: The Grove at Shoal Creek

WHEREAS, high-density, mixed-use development supports walkable, bikeable communities by creating destinations near where people live and work;

WHEREAS, the protected bike lanes, the bridge over Shoal Creek and the Urban Trails identified in the current Grove plans will help connect the central All-Ages and Abilities bicycle network;

NOW, THEREFORE, BE IT RESOLVED that the Bicycle Advisory Council supports the planned unit development (PUD) with the following understanding:

That the developer include an 8' shared-use bike-pedestrian path and 7' on street protected bike lane along Bull Creek Road adjacent to the development, and that the developer and City of Austin will revisit the BAC prior to site plan approval to determine the most preferred configuration for northbound bicycle traffic on Bull Creek Road, up to and including the intersection at 45th street. The BAC supports protected bikeways on both sides of Jackson Avenue.

Date of Approval: July 19, 2016

Record of the vote: Unanimously approved

Attest: Thomas D. Thayer

Tom Thayer

Chair, Bicycle Advisory Council

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: Bull Creek Tract		Service Requested: Water	
SER-3607	Hansen Service Request Number 555717	Date Received: 02/24/2015	
Location: 4205 BULL CREEK RD AUSTIN TX 78731- BULL CREEK TRACT			
Acres: 75.79	Land Use: MIXED		
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3608			
Quad(s): H26 H27 J27		DDZ: YES	
Drainage Basin: SHOAL UPPER	Pressure Zone: NORTH	DWPZ: NO	
Flow: (Estimated Peak Hour Flow, Gallons per Minute) 2989 GPM		% Within City Limits: 100	
Cost Participation: \$0.00		% Within Limited Purpose: 0	


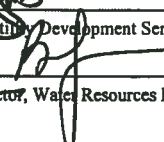
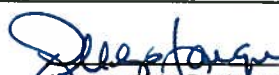
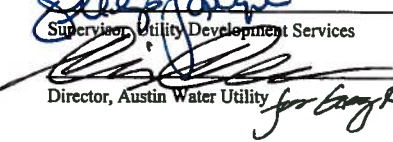
Description of Improvements:
 Phase 1 (Approximately 350 LUEs) - Applicant shall construct approximately 355 feet of 12-inch water main from the existing 12-inch water main (Project no. 2004-0010) in BULL CREEK RD, south along BULL CREEK RD and connect to the existing 12-inch water main (Project no. 2002-0017) in W 44TH ST. The proposed 12-inch water main shall replace the existing 6-inch water main located along this path and all existing services shall be reconnected to the proposed 12-inch water main.


Phase 2 (Remainder of development) - Applicant shall construct approximately 3,410 feet of oversized 24-inch transmission main from the existing 48-inch transmission main (Project no. 78-0430) located in PERRY LN, southeast along PERRY LN, south along HIGHLAND TERRACE/W 45TH ST, and then southeast along W 44TH ST to the 12-inch water main constructed as part of the Phase 1 improvements.

NOTES: 1) Sprinkled fire flow requirement of 2,250 gpm based on engineering calculations received from Roman D. Grijalva, P.E. on 3/17/2015. 2) A pressure reducing valve (PRV) will be required on the domestic/private service line(s) at the property connection. 3) The looping requirements noted in the Utilities Criteria Manual may not be satisfied by connecting to the area located to the south of the subject tract. This area is part of the North Reduced (NO11) pressure zone and is not suitable for serving the subject tract.

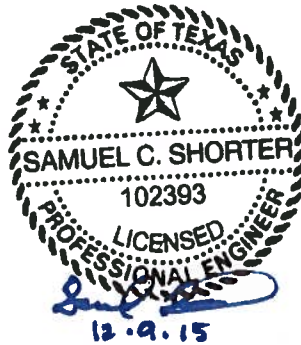
Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) The level of service approved by this document does not imply commitment for land use.
- 4) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
- 5) Approval of a site plan that meets the Fire Department requirements for fire control.
- 6) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 7) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.
- 8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
- 9) Approval by the City Council will be required should the applicant seek cost participation for required oversized water improvements.

 Prepared By: <u>Utility Development Services</u>  Assistant Director, Water Resources Management	7/20/15 Date	 Supervisor, Utility Development Services  Director, Austin Water Utility	7-20-15 Date
--	-----------------	--	-----------------

-  Subject Tract
-  Central Pressure Zone
-  North Pressure Zone
-  Northwest A Pressure Zone
-  North Reduced Pressure Zone
-  Private
-  Abandoned

Project Bull Creek Tract - 24" Offsite Waterline
Client ARG Bull Creek, Ltd.
SER No. 3607
Date 11/3/15 (Revised 12/9/15)
By S.C. Shorter
Title Engineer's Cost Estimate



No.	Spec. Item	Item Description	Unit	QTY	Unit Price	Amount
1	101S-B	Preparation of ROW	Sta	29.51	\$ 8,500.00	\$ 250,835.00
2	315S-A	Surface Milling, 3" Depth	SY	4,585	\$ 7.50	\$ 34,387.50
3	340S-B-12	Hot Mix Asphaltic Concrete Pavement, 12" Base, Type B	SY	1,566	\$ 120.00	\$ 187,920.00
4	340S-B-3	Hot Mix Asphaltic Concrete Pavement, 3" Surface, Type C	SY	4,585	\$ 35.00	\$ 160,475.00
5	501S	Jacking or Boring 42" Pipe, 3/4" Wall Thickness, Type ASTM A134 Steel	LF	497	\$ 915.00	\$ 454,755.00
6	505S-B	Encasement Pipe 36" Dia., 1/2" Wall Thickness, Type ASTM A134 Steel	LF	20	\$ 275.00	\$ 5,500.00
7	509S-1	Trench Excavation Safety Protection	LF	2,909	\$ 3.00	\$ 8,727.00
8	510-AW - 8" Dia.	Pipe, 8" Dia. PVC C900 DR-14 Type (all depths), including Excavation and Backfill)	LF	40	\$ 105.00	\$ 4,200.00
9	510-AW 24Dia.	Pipe, 24" Dia. Class 250 Ductile Iron Type (all depths), including Excavation and Backfill)	LF	3,351	\$ 315.00	\$ 1,055,565.00
10	510-BW-1.5"x1.5" Dia.	Connecting New Single Service to Existing Private Service	EA	12	\$ 3,000.00	\$ 36,000.00
11	510-JW-12"x8" Dia.	Wet Connections, 12" Dia. X 12" Dia.	EA	3	\$ 5,000.00	\$ 15,000.00
12	510-JW-48"x24" Dia.	Wet Connections, 48" Dia. X 24" Dia.	EA	1	\$ 65,000.00	\$ 65,000.00
13	510-KW	Ductile Iron Fittings	Ton	5.5	\$ 9,500.00	\$ 52,250.00
14	511S-A-8	Valves, Gate Type, 8" Diameter	EA	3	\$ 2,500.00	\$ 7,500.00
15	511S-A-24	Valves, Gate Type, 24" Diameter	EA	1	\$ 30,000.00	\$ 30,000.00
16	511S-B	Fire Hydrants (See Standard No. 511S-17)	EA	2	\$ 4,500.00	\$ 9,000.00
17	511S-F	Automatic Combination Air/Vacuum Release Valve Assembly, 3" Diameter	EA	2	\$ 7,500.00	\$ 15,000.00
18	609S-A	Topsoil and Seedbed Preparation	SY	3,400	\$ 4.00	\$ 13,600.00
19	609S-C	Native Grassland Seeding and Planting	SY	3,400	\$ 4.00	\$ 13,600.00
20	609S-E	Watering	SY	3,400	\$ 2.00	\$ 6,800.00
21	610S-A	Protective Fencing Type A Chain Link Fence (Typical Application-high damage potential)	LF	195	\$ 7.00	\$ 1,365.00
22	628S-B	Sediment Containment Dikes with filter fabric	LF	70	\$ 10.00	\$ 700.00
23	642S	Silt Fence for Erosion Control	LF	950	\$ 5.00	\$ 4,750.00
24	641S	Stabilized Construction Entrance	EA	3	\$ 1,600.00	\$ 4,800.00
25	700S-TM	Total Mobilization Payment	LS	1	\$270,000.00	\$ 270,000.00
26	701S-H	Security Fence, 6' High, Type Chain Link	LF	469	\$ 50.00	\$ 23,450.00
27	701S-T	Temporary Fence, 6' High, Type Chain Link	LF	532	\$ 25.00	\$ 13,300.00
28	803S-MO	Barricades, Signs, and Traffic Handling	MO	9	\$ 17,500.00	\$ 157,500.00
29	871S-A	Reflectorized Type I Thermoplastic Pavement Markings, 4" in Width, .090 mils in Thickness, White in Color	LF	300	\$ 10.00	\$ 3,000.00
30	871S-C	Reflectorized Type I Thermoplastic Pavement Markings, SHAPES, .090 mils in Thickness, White in Color	EA	4	\$ 120.00	\$ 480.00
31	874S-A	Eliminating Existing Pavement Markings, 4" to 12" Widths	LF	350	\$ 10.00	\$ 3,500.00
32	TXDOT 540-2001	Metal W-Beam Guard Fence (Timber Posts)	LF	320	\$ 40.00	\$ 12,800.00
33	TXDOT 542-2001	Remove Metal Beam Guard Fence	LF	320	\$ 10.00	\$ 3,200.00
34	ALLOWANCE-1	Allowance for Utility Pole Relocations	LS	1	\$ 25,000.00	\$ 25,000.00
35	ALLOWANCE-2	Allowance for Camp Mabry Security Provisions	LS	1	\$ 40,000.00	\$ 40,000.00
Subtotal Construction Cost						\$ 2,989,959.50

Request for COA Participation for Hard Costs	33%	\$	986,686.64
Request of COA Participation for Soft Costs (15% of Hard Cost Participation Request)	15%	\$	148,003.00

Spillar, Rob

From: Hemingson, Todd <Todd.Hemingson@capmetro.org>
Sent: Wednesday, August 31, 2016 2:38 PM
To: Spillar, Rob
Subject: The Grove and Connections 2025

Rob- Per our discussions, I'm writing to update you on the recent recommendations of the Connections 2025 Plan as it relates to The Grove development. Our team has recommended eliminating Route 19 due to low ridership and other factors, which would in turn remove service from Bull Creek Road which fronts the development site. We are currently taking public input on the Connections 2025 Plan and expect to present a final plan to the board in November. However, specific service changes resulting from the plan will also include a second round of public input, and board action, several months prior to implementation. The specific timing for the route change has yet to be determined, but preliminarily would occur in mid-to-late 2017.

The plan also recommends establishing a new crosstown route on W. 35/38th Streets with stops near the intersection with Bull Creek Road. This service is slated to offer more frequent (every 15 minute), provide a greater span of service (operating earlier and later) and include improved weekend service levels compared to the current #19 route. The 35/38th Street service is within walking distance of a significant portion of the development site. While we do recognize that the walking distance will increase, and that such a walk will not always be feasible for many (on the hottest days of summer, for example), we do believe that based on national and even global experience people will use transit more with increased frequency even if it means a slightly further walk. Also, we do plan to be flexible and remain open to adjusting the plan to accommodate growth and development; we would consider a Community Service route in the future (although it may be necessary to identify supplemental funding to help support it); and we do intend to find ways to develop 'layers' of mobility that work together to provide alternatives to driving single-occupant vehicles, with TNCs, bikeshare and ultimately autonomous vehicles as examples of complementary mobility options that could provide improved connectivity to The Grove location.

Transit supportive developments featuring higher densities and walkable mixed use, along with well-managed parking and transportation demand management programs are, in our view, consistent with Imagine Austin and Connections 2025 and do facilitate less drive-alone behavior and more walking, biking and transit use. We welcome the opportunity to work with the City of Austin, the developer and other interested stakeholders in developing and refining mobility solutions for this development.

If you have questions or need more information, please let me know.

Todd Hemingson, AICP
V.P. Strategic Planning & Development
Capital Metro



MEMORANDUM

TO: Assistant City Manager Robert Goode

FROM: Rodney Gonzales, Director, Development Services Department
Robert Spillar, Director, Austin Transportation Department

DATE: September 9, 2016

SUBJECT: Process for the review of the Proposed Grove Development

Rodney Gonzales
Robert Spillar

The purpose of this memorandum is to address questions and concerns expressed by members of City Council regarding the review process undertaken for the Grove at Shoal Creek Planned Unit Development (PUD).

A Traffic Impact Analysis (TIA) is both a planning and technical document that incorporates the forecasting of future transportation conditions and the implementation of traffic mitigation measures. Applications for zoning changes require the submission of a TIA if the resulting change in land uses or density will result in an increase of more than 2,000 trips per day. The TIA describes the potential impacts of a proposed development on the transportation system within the area of the proposed zoning change. The TIA also includes proposed traffic mitigation measures that could be implemented to offset the potential impacts on the transportation system. The role of both the Development Services Department (DSD) and Austin Transportation Department (ATD) is to review and scrutinize the TIA and to assess the potential development impacts and proposed mitigation as part of the zoning change request application.

Establishment of Improvements

During the change of zoning application, it is appropriate to only review conceptual designs of the proposed development and traffic mitigation measures. At this stage of the proposed development, it is financially imprudent for the project applicant to spend the time and money to bring forward site specific details. The information from conceptual designs is sufficient to model future improvements and mitigation proposals. The conceptual designs show the overall approximate configurations and geometry of proposed improvements based on site record information and identify the locations of significant constraints such as existing right-of-way widths. The conceptual designs are utilized as the basis for future construction documents to implement the traffic mitigation measures. The construction documents are reviewed for approval through the City's Site Development Permit process.

Site Development Permit Process

The City of Austin's Site Development Permit process includes a multi-department and multi-disciplinary review of detailed engineering construction documents to ensure project compliance with adopted City of Austin Codes and Ordinances. As part of the final engineering design process, conceptual designs proposed within the TIA are refined to accommodate constraints identified by current as-built site surveys and compliance with code and criteria. The as-built surveys provide site specific details including tree, topographic, utility locations, and right-of-way. The Site Development Permit process is coordinated by DSD. Projects that propose the implementation of mitigation improvements are reviewed by the DSD transportation review team, the ATD transportation review team, and where applicable, the Texas Department of Transportation, Travis County, and Williamson County.

Transportation Review Process

The Austin Transportation Department (ATD) has received questions and concerns related to the process for review of Transportation Impact Statements (TIA) by the office of the City Traffic Engineer and staff in the Department. ATD has provided a separate memorandum related to the technical issues raised and the following subsections respond to procedural issues.

- Senior Management Participation:

Senior management in the Austin Transportation Department (ATD) participated directly in the review of the Grove TIA. A concern has been voiced that senior staff somehow suppressed or discounted the opinions of junior or “front line” engineers in an effort to support the claims of the developer. The implication is that senior staff are less qualified than front line staff to analyze and determine appropriate mitigation for traffic impacts identified in the developer’s Traffic Impact Analysis (TIA).

ATD was formed in 2008. As part of that formation, ATD inherited various elements and responsibilities of the One Stop Shop Development Services unit related to mobility. Right-of-way management transitioned to ATD and we provide technical support through the one stop shop for review and analysis of development impacts to the physical right-of-way. Likewise, transportation related analyses (whether made in Development Services or directly by ATD transportation engineering reviewers) are made under the authority of the City Traffic Engineer which resides within ATD. The City Traffic Engineer position is identified by the City Charter as the office with authority to make operational recommendations and administrative decisions within the city related to mobility. Since the formation of ATD, registered engineers in ATD have increasingly taken responsibility for detailed review of TIAs, especially when significant elements of the Austin transportation network are potentially affected (i.e., critical arterials, access to major regional corridors such as IH 35 and MoPAC, and the Capital Metro Transit system). ATD assists in all TIAs and Development Service reviews, but is most involved when the anticipated project may result in more complicated transportation issues. In the past several years, as ATD has gained sufficient staffing in the traffic engineering division, we have been able to apply the appropriate oversight for those projects requiring greater scrutiny of their TIAs.

ATD maintains a documented organizational structure. Front line engineers report to division managers; division managers to assistant directors; and all perform their responsibility under the supervision and authority of the City Traffic Engineer. The Director of Transportation is designated by the City Manager as the official City Traffic Engineer. All decisions and communications by individuals within the department are made on behalf of the City Traffic Engineer and under his/her delegation of responsibilities. Complicated projects, including ones that draw the attention of City policy makers, are elevated in ATD to assure that the City Traffic Engineer is fully vested in the position being taken. Historically, this has been true on high profile projects such as the Triangle and Mueller Redevelopment Project. More recently, this was the case for the Garza Tract and now the Grove where the City Traffic Engineer participated in the review and determination of the appropriate response.

The City Traffic Engineer chose to increase senior management involvement in the Grove project because of the sensitivity of the issues related to traffic and after council offices expressed concerns with the project and review process. It is more appropriate for the City Traffic Engineer (Director) to respond to Council questions and public inquiries on controversial developments rather than front line staff so that junior staff are shielded from public pressure and can perform their best technical work. This allows junior staff to make recommendations to the City Traffic Engineer

based on their technical insights. The process does however mean that the official opinion is formed through a cumulative consensus building process. Senior staff, all of whom are registered engineers in the State of Texas, have the responsibility of recommending to the City Traffic Engineer a course of action so the City Traffic Engineer may recommend a course of action to the City Manager.

In the case of the Grove, the internal technical discussions have resulted in healthy debate of the various elements related to mobility. It is rare that a City is presented with the redevelopment of nearly 70 acres of vacant land within an established urban neighborhood. It is clear that any development of the Grove property will result in dramatically changed traffic generation and travel patterns than exist today. No doubt, properties immediately adjacent to the existing vacant property will see the greatest changed conditions compared to the remainder of the surrounding neighborhood. Taking the competing needs of the existing community and those of the developer into consideration, it is the responsibility of the City Traffic Engineer to determine if the project proposal adequately mitigates the mobility impacts it is likely to cause. If that development, like the Grove, is within an existing urban neighborhood where travel conditions are already congested, the responsibility to mitigate the project impacts remains a requirement of the development. A proposed development is not required to remedy existing deficiencies, only to mitigate traffic generated by the project. If a proposed development can present a plan through a TIA that demonstrates it adequately mitigates that development's impacts, then it is the duty of the City Traffic Engineer to make a positive recommendation to Council.

- **Front-Line Staff Comments:**

An e-mail from a front line engineer in ATD to the Manager of the Traffic Engineering division has been used to speculate that there is a difference in opinion between front line staff and senior management at ATD (see attached March 22 e-mail). The e-mail refers to comments made by the staffer and other front-line staff in a draft memorandum dated March 22nd that was drafted by the front line engineers but not sent to the developer. The DRAFT memo from the front line staff included what was observed to be information/requests appropriate for the zoning discussion and other comments that were more appropriate for the design review. The front line staff engineer was uncomfortable with the information that was going to be withheld from transmittal until the more detailed phase of the review process and wanted his name removed from the communication. Subsequent discussions between front line staff and engineering management suggest that the reason for the concern was that front line staff did not have the understanding that developments going through both the zoning and the site development process receive ATD scrutiny at both phases of development and that it was the intent of the City Traffic Engineer to require ATD review of the site plan level mitigation designs.

All concerns and comments raised by the front line engineers were in fact communicated to the developer or his agents over the course of the summer, except for one related to addressing existing grass triangles at the corner of 45th and Bull Creek (i.e., a comment intended to correct an existing design deficiency – not a zoning issue). The table below provides the cross reference between the points raised by the front line engineers and those transmitted to the developer.

Cross Reference Table

March 22, 2016 DRAFT front line engineering recommendation	Communication to developer
TIA comment 1 related to Bull Creek and 45 th Street	Transmitted to developer June 28, 2016, TIA comment 1
TIA comment 2 related to concrete safety barrier along Bull Creek Rd.	Transmitted to developer June 28, 2016 TIA comment 10
TIA comment 3 related to 14% traffic on Jackson Street	Transmitted to developer June 28, 2016 TIA comment 2
TIA comment 4 related to transit headways	Transmitted to developer March 25, 2016 TIA comment B
Bull Creek Rd/45 th Street comment related to design of sidewalk and space for signal cabinet	This is a minor design comment. At a March 22 nd meeting with the developer, the developer agreed to the higher mitigation participation and to all mitigation requirements – regardless of final cost, including the remedy of existing identified deficiencies in the intersections they are reconstructing.
Bull Creek Rd Item 1 related to PHB and crosswalks at driveway 1	Transmitted to developer June 28, 2016 TIA comment 3
Bull Creek Rd Item 2 related to traffic signal, crosswalk at driveway 2	Transmitted to developer June 28, 2016 TIA comment 5
Bull Creek Rd Item 3 related to refuge island driveway 4	Transmitted to developer June 28, 2016 TIA comment 7
Bull Creek Rd Item 4 related to PHB at driveway 4	Transmitted to developer June 28, 2016 TIA comment 8
Bull Creek Rd Item 5 related to 167' taper south of driveway 4	Transmitted to developer June 28, 2016 TIA comment 9

(See Memorandums, attached)

As can be seen from the cross reference table, all recommendations raised by front line engineers were communicated to the developer. Furthermore, in a June 28, 2016 transmittal to the developer, it was clearly communicated to the developer that staff reserved the right to review the development mitigation measures at the site plan review and approval stage of development (See Jeff Howard Memorandum, June 28, 2016). Referring to geometric elements of the proposed mitigation concepts, the notice reads “These elements may affect site plan review and approval as they are considered integral to the viability of the subject development as proposed.”

From a management perspective, we believe and maintain that the process was transparent and provided sufficient time for all levels of the organization to be heard and involved in the process. Participation at all levels of the organization was facilitated and there was no truncation of the process. As Directors responsible for the One Stop and development services, we stand behind the cumulative recommendation that represents the input of both junior and senior staff (all of whom are registered professional engineers).

- **Traffic Phasing Agreement:**

The Grove is a unique development in that it was previously owned by the State of Texas and therefore had no zoning prior to its sale. The developer has proposed Planned Unit Development (PUD) zoning so that they can have greater assurances as to their final investment. Once zoning is established, PUD or otherwise, the development will then move to the site development stage. Staff review of the mobility attributes occurs at both stages of development, zoning and site development. At the zoning stage of development, it is incumbent on the developer to show

plausible concepts to mitigate the estimated transportation impacts caused by the development. They are required to provide a proof of concept for mitigation. Perfection of those mitigation concepts occurs during final design. At the site development phase, design-tested mitigation solutions are presented to support the concepts proposed during zoning.

As part of the Grove TIA, a traffic phasing agreement is included as an integral part of the recommendation. The traffic phasing agreement becomes part of the restrictive covenant on the property. The phasing report describes specific traffic outcomes that are to be achieved prior to the attainment of certain development rights and milestones. As the project enters the project development phase, and if additional design level traffic mitigation is determined to be needed, the City Traffic Engineer has the right to demand those modifications. In other words, the developer is locked into the mitigation concept included in the recommended TIA and has to demonstrate through geometric design that the development can achieve the mitigation levels prior to receiving a site development permit. Because the site plan must be approved prior to the start of construction, the City maintains its authority and leverage over the development to achieve the necessary mitigation.

- **Determination of Traffic Mitigation:**

The amount of mitigation required of a development must be commensurate with its impact on the system. This principal is known as rough proportionality and requires each development to pay its roughly proportionate amount of the cost of improvements needed for the surrounding networks (as determined by the City Traffic Engineer). Funding from this calculation can only be used on new capacity improvements.

The city is also bound by historical practices with regards to establishing developer participation rates. The local practice of pro rata share has been used for decades in setting mitigation levels and has often resulted in lower levels of developer participation as compared to the calculated rough proportionality.

When the Grove development was first presented to ATD reviewers for consideration, the developer approached it from the pro rata share perspective, yielding an offer of just \$750 thousand in proposed mitigation. Because of the diligence of ATD review staff, mitigation proposed as part of the recommended TIA is nearly \$3.2 Million and includes major improvements to Bull Creek Road, a new public street through the development, bicycle improvements, a major multi-purpose trail connection across Shoal Creek, and many safety enhancements. This increased level of mitigation (four times what would normally have been accepted in previous development review processes) is directly the result of coordinated review effort by front-line and management staff throughout the process. The increased commitment funding for mitigation by the developer and resulting from the more involved process is evidence of this.

As part of the PUD process it is typical to require a developer to donate the right-of-way necessary for mitigation at the time of PUD designation. However, when the necessary right-of-way is not currently owned at the time of PUD designation by the developer, the developer can be allowed to proceed at his/her financial risk. In the case of the Grove, the developer can proceed at his/her own risk that they will not obtain the necessary right-of-way to complete the identified mitigation project and therefore be subject to the elements of the phasing agreement (i.e., in the specific case of the Grove, they could build up to the 2000 vehicle trips without the necessary mitigation and right-of-way, but without the mitigation they would not be able to develop beyond the 2000 vehicle trip limit.

If for whatever reason a developer cannot achieve the mitigation promised in an approved TIA, the developer may propose alternate designs or alternative delivery methods to achieve the level of required mitigation, but the traffic impacts must still be mitigated for the development to be realized. The bar is set high to match or improve upon the mitigation offered in the original TIA.

- **SYNCRO Files:**

A question has been raised related to denial of access to SYNCRO modeling files used in the development of the TIA.

As part of the City's standard review process, the Transportation Department requests SYNCRO traffic simulation files from developers when they prepare a TIA. The SYNCRO files contain data that is used to develop the traffic simulation model in the TIA.

As you know, the City received a public information act request for the SYNCRO files, among other things. The Developer's traffic engineer informed the City that he did not want to release its SYNCRO file data because it is proprietary information.

When the City receives a public information act request for information created and submitted to the city by outside companies, and they object to its release, the City must write to the Attorney General and request permission to withhold the requested documents. That is what happened in this situation. On March 15, 2016 the City advised the Attorney General that the information was being requested and asked for a determination whether the information should be withheld from release.

On March 20, 2016 the Office of the Texas Attorney General ruled that the information embodied by the coding in the SYNCRO file could be withheld from release under the public information act. While the City is able to supply conclusions based on the modeling and tabulations of input and output data, the City may not release the underlying electronic SYNCRO networks and other coding specifics. Any public release of this information is solely at the discretion of the Developer's traffic engineer.

- **March 22, 2016 Meeting:**

Concerns have been expressed by a Council office regarding this meeting. This meeting has been described in a previous memo distributed on May 9, 2016 (attached). The meeting provided an opportunity for senior staff, including the City Traffic Engineer, to confirm issues that remained unresolved such as the connection of Jackson Street with 45th Street. All issues resolved at this meeting were informed by the work completed by front line staff and based on the collective knowledge of the participating departments.

- **Unsigned Memorandums:**

Concerns have been expressed by Council offices regarding memorandums produced by ATD staff in regards to review comments that did not carry the signature of the engineer responsible for the communication.

Attached are the two memorandums specifically raising concern for Council offices. In preparing this response, authors of both communications were consulted (Gordon Derr and Eric Bollich with regards to the 6/28/16 memo; Andrew Linseisen and Gordon Derr with regards to the 7/11/16 joint internal memorandum).

The 6/28/16 memorandum to the developer indicates that the communication is from the Austin Transportation Department. It was coordinated and compiled by ATD's transportation engineering division and should have carried the name or signature of that Division Manager, Eric Bollich, as the author so that we could better track the communication. However, the communication was part of the on-going negotiation of mitigation measures and evaluation issues with the developer. This memo was accompanied with a verbal communication as well and the information was successfully transmitted.

State Law and City Policy do not require such a memorandum to be signed by a registered engineer. The letter represents a negotiations letter where the City staff member, on behalf of the City Traffic Engineer, is working through the definition of the needed mitigation and elements of the proposed Grove improvements. The completed Traffic Impact Analysis (TIA) dated March 28, 2016, represents the engineering document that requires a professional seal from the engineer of record (in this case, the developer's engineer). The City's acceptance of the TIA with identified modifications will be memorialized by Council action.

The 7/11/16 internal memorandum to the case manager at PAZ clearly indicates the two registered engineers from whom the communication was sent. The communication was sent via internal city e-mail. Our understanding is that there is no city policy that requires such electronic memorandums to be signed, nor is there a state law that requires such a memorandum to be signed. The original communication was coordinated through Andy Linseisen and sent by him electronically, after he had received confirmation from Gordon that he approved. This memorandum does not represent a record of an engineering opinion. It is part of the negotiations record expressing the needs of the City. As with the previous memo, the engineering record is established when the TIA is sealed by the developer's engineer and then memorialized by Council action.

The Transportation Director recognizes that it is a superior practice to sign external communications. Internal communications that may be transmitted to an external customer would also benefit from signature. The Transportation Director will be reviewing departmental practices and procedures to make this our standard in ATD.

Attachments

- Andre Betit email, March 22, 2016
- Bryan Golden Memorandum, March 22, 2016
- Brian Williams/James Schwerdtfeger Memorandum, March 25, 2016
- Jeff Howard Memorandum, June 28, 2016

From: Betit, Andre
Sent: Tuesday, March 22, 2016 2:48 PM
To: Bollich, Eric
Cc: Craig, Brian
Subject: RE: revised comments memorandum on The Grove TIA

Eric,

As we discussed, please remove my name from the memo.

Thanks,

André

André H. Betit, Jr, PE
Engineer C
1501 Toomey Rd.
Austin, TX 78704

Office: (512) 974-4091
Fax: (512) 974-4068
Andre.Betit@austintexas.gov

From: Bollich, Eric
Sent: Tuesday, March 22, 2016 1:43 PM
To: James, Scott <Scott.James@austintexas.gov>; Linseisen, Andrew <Andrew.Linseisen@austintexas.gov>; Adams, George <George.Adams@austintexas.gov>
Cc: Barua, Upal <Upal.Barua@austintexas.gov>; Golden, Bryan <Bryan.Golden@austintexas.gov>; Craig, Brian <Brian.Craig@austintexas.gov>; Borkar-Desai, Dipti <Dipti.Borkar-Desai@austintexas.gov>; Beaudet, Annick <Annick.Beaudet@austintexas.gov>; Derr, Gordon <Gordon.Derr@austintexas.gov>; Betit, Andre <Andre.Betit@austintexas.gov>
Subject: RE: revised comments memorandum on The Grove TIA
Importance: High

We (Andy, George, Gordon, Annick) met this morning and discussed the Grove issues and our comments. We have a meeting **this afternoon at 4:00** with the applicant team to talk through our comments. So please review that I've captured them correctly and offer comments ASAP.

From: Betit, Andre
Sent: Tuesday, March 22, 2016 9:09 AM
To: James, Scott; Bollich, Eric; Linseisen, Andrew
Cc: Barua, Upal; Golden, Bryan; Craig, Brian; Borkar-Desai, Dipti
Subject: RE: revised comments memorandum on The Grove TIA

All,

I do not feel we should change the ATD memo to remove the comments as I do not believe we will see this once it passes the zoning stage and these geometric issues are critical.

Thanks,

André

André H. Betit, Jr, PE
Engineer C
1501 Toomey Rd.
Austin, TX 78704

Office: (512) 974-4091
Fax: (512) 974-4068
Andre.Betit@austintexas.gov

From: James, Scott
Sent: Tuesday, March 22, 2016 8:53 AM
To: Bollich, Eric <Eric.Bollich@austintexas.gov>; Linseisen, Andrew <Andrew.Linseisen@austintexas.gov>
Cc: Betit, Andre <Andre.Betit@austintexas.gov>; Barua, Upal <Upal.Barua@austintexas.gov>; Golden, Bryan <Bryan.Golden@austintexas.gov>; Craig, Brian <Brian.Craig@austintexas.gov>; Borkar-Desai, Dipti <Dipti.Borkar-Desai@austintexas.gov>
Subject: revised comments memorandum on The Grove TIA

Andy and Eric,

Good morning, please find attached two revised memoranda for staff comments on The Grove submittal.

They are in DRAFT form and reflect recent discussions on how to amend the comments that are more related to geometric elements (and not necessarily addressed at zoning).

However, I have concerns (shared by both André and Upal), that the staff review of the geometric elements will not occur at site plan, at least not at the same level of scrutiny. Therefore, staff comments on the need for adequate ROW to permit for turning lanes, storage lanes, transitions from at grade to shared use path, etc are valid, even though detailed site design will be handled separately from the zoning application.

With this in mind, I propose to include the general comment:

"Staff reserves the right to conduct further review of the subject application with regard to geometric constraints that may arise due to inadequate or unavailable right-of-way that may affect the operational objectives of proposed infrastructure improvements. These elements may affect site plan review and approval as they are considered integral to the viability of the subject development as proposed."

This comment may be listed in either DSD or ATD's memo, perhaps both.

Please advise.

Thanks.

Scott

Scott A. James, P.E., PTOE
Land Use Review | Transportation
Development Services Department
505 Barton Springs Road, 4th Floor

Desk line (512) 974 - 2208



MEMORANDUM

DRAFT

To: Bryan Golden
Development Services Department

Date: March 22, 2016

Project: The Grove At Shoal
Creek

CC: Scott A. James, PE

From: André H. Betit, Jr. PE
Brian Craig, PE
Upal Barua, PE
Austin Transportation Department

Re: TIA Comments
(February 2, 2016)

Page: 1 of 2

The Arterial Management Division has reviewed the February 2, 2016 revision of the traffic report regarding the "*The Grove at Shoal Creek, Traffic Impact Analysis*", prepared by R-K Traffic Engineering, LLC. The following comments summarize our review findings:

TIA Comments:

1. The 2018 analysis does not include the full build out of the Bull Creek and 45th street intersection. It is our understanding that this intersection will be fully built out prior to completion Phase 1 of the development. We recommend that the Applicant confirm that this intersection will be constructed at the completion Phase 1 of the development.
2. It is unclear from the information contained in the TIA as to when the concrete safety barrier is constructed along Bull Creek Road in association with the bike lane. In addition, it is our understanding that the Applicant will be installing this barrier when Bull Creek Road is reconstructed to provide the other proposed improvements.
3. **Repeat comment ATD7** - It appears from the information provided in the TIA that 14% of the site generated volumes will use Jackson Street. This site generated traffic will more than double the total traffic volume on Jackson Street. However, it does not appear that mitigation has been proposed along Jackson Street to address this increase in traffic. We recommend that the Applicant develop mitigation measures to address this issue.
4. The TIA indicates as part of the transit assumptions that in order for the allowed 5% transit reduction to be appropriate, bus headways need to be decreased from one hour to 10 minutes. It is unclear however if the Applicant has discussed this reduction in headway with Cap Metro. We recommend that the Applicant work with Cap Metro to achieve the necessary reduction in bus headways for the 5% reduction to be allowed. If this is not attainable, the analysis will need to be revised for the higher number of trips.



Bull Creek Road/45th Street Intersection Plan – Option 1: - Not recommended

1. This option, as presented creates safety concerns by shifting the northbound through traffic approximately nine (9) feet.

Bull Creek Road/45th Street Intersection Plan – Option 2: - preferred option

1. We recommend that the small grass panels on the northwest, northeast and southeast corners be eliminated to allow for wider sidewalks and the placement of traffic signal equipment. In addition, the sidewalk easement that the Applicant has indicated needs to allow for the installation of traffic signal equipment.

Bull Creek Road Improvements Plan (comments start at the north and head south):

1. The PHB, crosswalks and landings are not shown at Driveway 1. Please show this information.
2. The traffic signal, crosswalks and landings are not shown at Driveway 2/Jackson Street. In addition, no information is shown on Jackson Street related to length of turn lanes and tapers. Please show this information.
3. The pedestrian refuge island show at Driveway 4 does not appear to have offsets to the travel lanes provided. We recommend that one foot (1') minimum offsets be provided.
4. The PHB, crosswalks and landings are not shown at Driveway 4. Please show this information.
5. The 167' lane taper south of Driveway 4 appears to be too short. In addition, it is unclear how the improvements south of Driveway 4 will match the existing conditions, including how the existing northbound bicycle lane will transition onto the multi-use path. Please show this information.



Date: March 25, 2016

To: Brian Williams, P.E. Brown & Gay, Engineering
James Schwerdtfeger, P.E., Big Red Dog Engineering

CC: Sherri Sirwaitis, Case Manager

Reference: Bull Creek Parcel (aka "The Grove at Shoal Creek")
CD – 2015 – 0009

Staff from the City of Austin Development Services and Transportation Departments have reviewed the revised Traffic Impact Analysis for the Bull Creek Parcel development proposal (hereafter called "The Grove") and offer the following comments:

GENERAL COMMENTS

- A. Written approval from the Texas Department of Transportation (TxDOT) of the proposed Traffic Phasing Agreement is required for the proposed PUD as various state-maintained roadways are bordering the PUD area.
- B. Pedestrian crossings should be identified and paired with the (proposed) location of transit stops. Provide map showing location(s) of transit stops (current and proposed). The TIA allows for a 5% transit reduction, assuming bus headways are decreased from current service levels. Applicant to provide final written confirmation from CapMetro that current and future services levels on Bull Creek Road will support the 5% transit reduction as presented in the TIA prior to final Council approval.
- C. Comment cleared.

Development Services (Bryan Golden/Scott A. James):

DSD1. Update 1 – After interdepartmental discussion, the proposed development shall dedicate Jackson Avenue as a public roadway to the City of Austin. As agreed by the applicant, Lot 43, Shoal Village Section 2, shall be dedicated as public right-of-way to the City of Austin for the extension of Jackson Avenue to 45th Street. Vehicular access at the intersection of 45th Street and Jackson Avenue shall be limited to "right-in, right-out only." Staff will review roadway design plans submitted by the Applicant as part of the subdivision and site development permit

process. A pedestrian hybrid beacon may be installed at the intersection of Jackson Avenue and 45th Street to facilitate pedestrian crossings across 45th Street. The timing of the installation of the pedestrian hybrid beacon shall be determined by the Austin Transportation Department.

DSD2. Comment cleared.

DSD3. **Update 1** - Project will be built in two phases: for initial 2018 build conditions (Phase 1), the improvement of the Bull Creek Road/45th Street intersection is required. The phase one improvements shall be inclusive of the following elements: dedication of right-of-way, bicycle lanes, medians, turn lanes, sidewalks, and trails. The details of the phasing and timing of the specific improvements will be finalized with the Traffic Phasing Agreement that accompanies the final PUD Ordinance per the comment below as DSD5. NOTE: TxDOT agreement of the terms of fiscal participation for off-site improvements is required.

DSD4. **Repeat comment** - 2024 build conditions (Phase 2) will include full width reconstruction of Bull Creek Road and improvements to Jackson Avenue. In accordance with ATD TIA Comment 3, the improvements to Jackson Avenue will be identified and addressed at the time of the warrant study to support the signalization of Jackson Avenue and Bull Creek Road.

DSD5. **Repeat comment** - Please provide a draft Traffic Phasing Agreement that clearly outlines the traffic improvements to be built for each phase of the development. NOTE: the traffic phasing agreement will require the approval from the COA Legal Department.

DSD6. Jackson Avenue should be extended to the north through the site from its intersection with Bull Creek Road to 45th Street as a public street, provided the following:

- The City approves the street design sections for the northern extension of Jackson Avenue in lieu of standard City street sections, as shown in the Design Guidelines; and
- The City agrees to provide code modifications to allow the Jackson Avenue right-of-way to be included in site calculations and to allow property on both sides of the northern extension of Jackson Avenue to be included in a single site. DSD and PAZ will determine how this provision is incorporated into the final PUD Ordinance.

DSD7. Other roadways in the project may be private roadways, provided the following:

- Public access and utility easements are provided for the entirety of the private street lengths, granting control to the City of Austin of all traffic elements for intersections between public right-of-way and any private streets/driveways within the development;

- Retail Streets, Green Streets, and Connector Streets shall be designed to include 50 feet minimum tangent for intersection approaches and a 100 feet minimum centerline radius for horizontal curves. Horizontal design geometry for these streets may be varied with approval of the Director.

DSD8. A note will be provided on the Land Use Plan and/ or a provision of the PUD ordinance will be provided stating the following:

The Applicant will post fiscal with the City of Austin for the construction of a bicycle and pedestrian bridge crossing Shoal Creek enabling a trail connection from the site to Shoal Creek Blvd. The amount of the fiscal shall be based on the Applicant's approved engineering cost estimate. Subject to City approval of the proposed bridge location (the City considering environmental, connectivity and other factors) the Applicant will construct the bridge and trail. If the City of Austin or the applicant is unable to secure an easement to allow for the construction of said bridge, the posted fiscal may be utilized by the City to complete other bicycle and pedestrian improvements in the area. The Applicant further agrees to provide easements for future bicycle and pedestrian bridge crossings at both the northern and southern portions of Shoal Creek, whether or not the bridge described above is constructed.

Austin Transportation Department:

For the proposed intersection of 45th Street/ Bull Creek Road:

- ATD1. Comment cleared per Option 2 diagram provided.
- ATD2. Comment cleared per Option 2 diagram provided.
- ATD3. Comment cleared per Option 2 diagram provided.
- ATD4. Comment cleared per Option 2 diagram provided.
- ATD5. Comment cleared per Option 2 diagram provided.
- ATD6. Comment cleared.
- ATD7. Repeat comment - Projected volumes onto Jackson Avenue require mitigation measures along Jackson Avenue.
- ATD8. Comment cleared.
- ATD9. Comment cleared per Bull Creek Road diagram provided.
- ATD10. Comment cleared.

ATD11. Comment cleared.

ATD12. Comment cleared per Option 2 diagram provided.

ATD13. Comment cleared per Option 2 diagram provided.

ATD14. Comment cleared per Option 2 diagram provided.

ATD15. Comment cleared per Option 2 diagram provided.

ATD16. Comment cleared per Option 2 diagram provided.

ATD17. Comment cleared per Bull Creek Road diagram provided.

General Comment

Additional comments from ATD are provided in the attachment. Staff reserves the right to conduct further review of the subject application with regard to geometric constraints that may arise due to inadequate or unavailable right-of-way that may affect the operational objectives of proposed infrastructure improvements. These elements may affect site plan review and approval, as they are considered integral to the viability of the subject development as proposed.

We thank you for the revised TIA submitted in support of this PUD application. City staff will continue to review elements of the proposal and the related Traffic Phasing Agreement. If you have any questions please feel free to contact me or Bryan Golden at (512) 974-3124.

A handwritten signature in black ink, appearing to be 'AL' followed by a long horizontal stroke.

Andrew Linseisen, P.E.
Managing Engineer
Division Manager, Land Use Review Division
Development Services Department

Attachment



MEMORANDUM

TO: Mayor and Council

FROM: Rodney Gonzales, Director, Development Services Department (DSD)
Rob Spillar, Director, Austin Transportation Department (ATD)

DATE: May 9, 2016

SUBJECT: Grove at Shoal Creek Traffic Impact Analysis

CC: Marc Ott, City Manager
Sue Edwards, Assistant City Manager
Robert Goode, Assistant City Manager
Greg Guernsey, Director, Planning and Zoning

This memorandum provides information regarding the Traffic Impact Analysis (TIA) review for the Grove at Shoal Creek Planned Unit Development (PUD) and related transportation issues.

TIA Review Process and March 22, 2016 Meeting with Applicant

The TIA review process began with the submittal of the PUD Development Assessment on April 3, 2015. Over the last approximately 12 months, the TIA has been through four formal review cycles; meetings with the applicant, interested neighbors and the Bull Creek Road Coalition (BCRC); multiple revisions; and review of informal submittals.

Staff from the Development Services Department and Austin Transportation Department (ATD) extensively reviewed the TIA. The applicant has been required to provide much more detailed transportation information than a typical PUD to ensure adequate right-of-way and acceptable operations for improvements proposed to mitigate the traffic impacts of the project.

On February 2, 2016, the applicant submitted an updated TIA. Due to interdepartmental discussion on several major elements of the TIA, comments had not been released as of March 21, 2016. On Tuesday, March 22, 2016, staff from ATD, DSD and the Planning and Zoning Department (PAZ) met with representatives and transportation consultants for the Grove, at the applicant's request, to discuss the transportation elements of the PUD.

Staff present at the meeting were Eric Bollich, PE, PTOE, Managing Engineer, ATD; Annick Beaudet, AICP, System Development Division Manager, ATD; George Adams, CNU-A, Assistant Director, DSD; Andy Linseisen, PE, Managing Engineer, DSD; Bryan Golden, Transportation Reviewer, DSD; and Jerry Rusthoven, AICP, Current Planning Manager, PAZ. Scott James, PE, Transportation Engineer, DSD, was invited to the meeting but could not attend due to a conflict.

This meeting has been portrayed as being inappropriate or favoring the applicant and this is not the case. It is neither unusual nor inappropriate for senior staff to meet with an applicant to discuss the details of a project, and this is routine. For a project of this size, scope, complexity and controversy it is incumbent upon senior staff to be fully informed and responsible for key decisions. At the March 22nd meeting, the applicant agreed to provide substantial additional improvements not previously committed to, which include the following:

- Dedication of Jackson Street as public street and provision of a public roadway connection to 45th Street;
- Dedication of a 5 foot public access easement at the northwest corner of Bull Creek Road and 45th Street;
- Construction of a shared-use path for bicycles and pedestrians along Bull Creek Road as a protected facility;
- Dedication of public access easements to Shoal Creek at the north and south end of the property for bike and pedestrian facilities;
- Funding of design and construction of a bike and pedestrian bridge over Shoal Creek;
- Minimum geometric standards for internal private streets; and
- Establishment of a cap on the Phase 1 development prior to completion of the improvements to Bull Creek Road and the intersection of Bull Creek Road and 45th Street. The final cap is to be established as part of the Traffic Phasing Agreement.

The applicant's agreement to provide the above improvements, in addition to previously identified improvements, allowed ATD and DSD staff to determine the project was mitigating the traffic impacts of the proposed development and to advance the transportation review process subject to conditions outlined in the staff comment memo dated March 25, 2016. A list of transportation improvements proposed by the applicant and the March 25 Memo is included as attachments. Remaining transportation issues which are to be finalized prior to third reading of the PUD ordinance include requirements for fiscal posting and phasing of construction for required improvements, which will be outlined in the Traffic Phasing Agreement that will accompany the final PUD Ordinance.

As noted in the staff comment memo dated March 25, 2016, comments related to detailed design requirements were deferred to the subdivision construction and site development permit review. These comments will be issued to the applicant under separate memorandum (attached) and will be required to be addressed as part of ATD and DSD review of detailed construction plans for the proposed improvements. Deferral of the final design of these improvements has also been portrayed as favoring the applicant; however, this is standard practice for PUD and conventional zoning cases. The alternative is to require the applicant to design and engineer, at significant cost, transportation infrastructure improvements prior to Council review or approval of zoning entitlements for the property.

Public Street Connection to W. 45th Street

Representatives from BCRC and neighborhood residents have expressed concern over a proposal to provide a public street connection from Bull Creek Road, through the Grove property, and connecting to W. 45th Street where a single-family residence is currently located. The applicant acquired the property at 2627 W. 45th Street in April 2015 for the purpose of

providing access between the proposed PUD and W. 45th Street. The applicant presented their Master Plan showing the proposed street connection to the BCRC in July 2015 and identified the street connection as an option for staff consideration. The Alternative Vision plan proposed by BCRC (<http://www.bcrctx.org/alt-vision/>) also shows a pedestrian and bicycle connection through the property at 2627 W. 45th Street.

The proposal was idle for many months as no additional analysis was provided and the focus was on other potential transportation improvements. As part of their February 2, 2016 TIA submittal, the applicant provided an analysis of the W. 45th Street connection, and staff was able to determine this provided measureable improvement for traffic circulation. Based on this determination, staff recommended including the street connection as part of the transportation improvements.

The property at 2627 W. 45th Street is 59.8' wide. If utilized as a street, the proposed ROW width of 59.8' is greater than the typical 50' ROW width common to other local streets in the area. It is anticipated that this connection will be designed as right-in, right-out only and will be limited to passenger and emergency services vehicles. Staff has requested a preliminary design from the applicant and will evaluate the proposal in more detail prior to review by the Zoning and Platting Commission.

Additional Questions Asked by the Community

Two questions have been asked by the community regarding the process for review and approval of TIA's. The first is which department has authority over the TIA Application? In the case of TIA's, the responsible Director refers to the Director of the Austin Transportation Department.

The second is related to Land Development Code Section 25-6-141. In the zoning context, Chapter 25-6 affords Council the legislative discretion to approve an application if it finds that adverse traffic effects are "satisfactorily mitigated" or that additional traffic will have "an insignificant effect on a residential street." That standard, which is the basis for staff's evaluation, does not prevent approval of a zoning case where adjacent roads are operating below the standards established by Section 25-6-116 (*Desirable Operating Levels for Certain Streets*).

Additional Analysis Requested by Council Member Pool

In a letter to the City Manager dated April 13, 2016, Council Member Pool made the following transportation-related requests. A brief response to each of the requests is provided below.

Analysis of Jackson Avenue Connection to W. 45th Street

As mentioned above, staff has requested the applicant provide a preliminary design of the proposed Jackson Avenue street connection to W. 45th Street. As of May 6, 2016, staff has not received the preliminary design from the applicant. Once provided, staff will evaluate the proposal in more detail prior to review by the Zoning and Platting Commission.

Full Build-Out Analysis of Jackson Avenue

The applicant has proposed mitigation at the intersections of Jackson Avenue/35th Street and Jackson Avenue/Bull Creek Road, including modified lane configurations and signalization,

respectively. ATD and DSD deem this mitigation as acceptable under future traffic conditions. Streets can typically accommodate thousands of daily vehicles and are constrained by their intersections. Because the intersections of Jackson Avenue with 35th Street and Bull Creek Road are projected to operate acceptably under build-out conditions, further mitigation measures have not been identified at this time. However, ATD and DSD are requiring that Jackson Avenue be evaluated when the intersection improvements are needed to determine whether additional measures, such as traffic calming, would be appropriate.

Adequate Right-of-Way for Improvements Proposed to the Intersection of W. 45th and Bull Creek Road

The applicant submitted a preliminary layout of the proposed intersection which shows existing and proposed rights-of way and easements for improvements. The applicant has indicated they are working to acquire necessary easements or right-of-way on the southeast corner to accommodate a proposed right turn lane from Bull Creek Road to eastbound 45th Street. The applicant is also obtaining an easement on the northwest corner to accommodate sufficient space for receiving the dual northbound to westbound left turn lanes. If the applicant is unable to acquire the needed land, a revised design or phasing of improvements to secure missing rights-of-way will need to be reviewed and approved by ATD and DSD.

TIA Phasing Agreement to be presented to ZAP

Staff is working with the applicant to formalize the terms of the TIA Phasing Agreement. If a draft is available at the time of ZAP consideration, staff will provide the draft agreement. The Phasing Agreement will be provided as part of City Council back up material for consideration of the PUD.

Proposed Bridge over Shoal Creek

The applicant will provide an engineer's estimate of the proposed bridge over Shoal Creek to provide pedestrian and bicycle connectivity between the project site and the adjacent Texas State Library and Archives Commission property. ATD and DSD will determine whether this estimate exceeds the maximum funding that the applicant is willing to contribute to construction of the bridge.

Median on Bull Creek Road at Oakmont Boulevard

A raised median is proposed on Bull Creek Road at its intersection with Oakmont Boulevard/W. 40th Street/Driveway 4. It would assist pedestrian crossings and prohibit left turns to and from Bull Creek Road.

Examples of other Street Widening

Streets are frequently widened within the City's right-of-way to accommodate additional travel or turn lanes. A comprehensive database of examples is not maintained.

Next Steps

Planning and Zoning Department staff, with assistance from other City departments, are formulating a PAZ recommendation for the Grove PUD. PAZ staff intends to meet with the applicant and interested parties prior to finalizing the recommendation. Once this is complete, the case will be heard by the Environmental Board, the Zoning and Platting Commission, and finally the City Council. The dates for these public hearings have not yet been determined.

I hope this provides useful information for your consideration. Please feel free to contact me at (512) 974-2313 or George Adams, Assistant Director at (512) 974-2146 if you have questions or concerns.

Attachments:

- List of Proposed Transportation Improvements
- March 25, 2016 Memorandum
- May 9, 2016 Memorandum
- Staff Response to Questions from Grayson Cox

List of Transportation Improvements Proposed for the Grove at Shoal Creek PUD May 6, 2016

- 1) Funding and construction of traffic mitigation improvements identified for Bull Creek Road.

Improvements include additional auxiliary lanes at Jackson Avenue and other site driveways, widening of Bull Creek Road between Driveway 1 and 45th Street, and dedication of right-of-way from the subject site to construct these improvements.

- 2) Funding and Construction of intersection improvements for 45th and Bull Creek Road.

Improvements include eastbound and westbound left turn lanes on 45th Street, additional northbound left turn lane on Bull Creek Road, and additional northbound right turn lane on Bull Creek Road as well as improved pedestrian crossings and reconstruction of sidewalk at all four corners of the intersection.

- 3) Dedication of right-of-way and construction of Jackson Avenue from Bull Creek Road to W. 45th Street.

- 4) Providing trail connectivity to Ridglea Greenbelt.

- 5) Constructing 12-foot Shared Use Path along Bull Creek Road.

- 6) Constructing 12-foot Shared Use Path along 45th Street Greenbelt.

- 7) Constructing protected southbound Bike Lane on Bull Creek Road in front of site.

- 8) Installation of Pedestrian Hybrid Beacon on Bull Creek Road and 45th Street to facilitate pedestrian connectivity.

- 9) Post fiscal for, and if easement obtained on State property, construct bike and pedestrian bridge across Shoal Creek and trail connection from bridge to Shoal Creek Blvd. Provide additional easement for access to Shoal Creek.

- 10) Bike lanes on major internal street cross-sections.

- 11) Contribution of \$100,000 for neighborhood multi-modal improvements.

- 12) Minimum geometric criteria for internal streets.

- 13) Funding and construction of traffic signal and intersection improvements at Jackson/Bull Creek Road and intersection improvements at 35th/Jackson.

14) Analysis of additional traffic mitigation on Jackson Avenue at full build-out.

16) Require shower facilities in offices to help facilitate bicycle commuters.



Date: March 25, 2016

To: Brian Williams, P.E. Brown & Gay, Engineering
James Schwerdtfeger, P.E., Big Red Dog Engineering

CC: Sherri Sirwaitis, Case Manager

Reference: Bull Creek Parcel (aka "The Grove at Shoal Creek")
CD – 2015 – 0009

Staff from the City of Austin Development Services and Transportation Departments have reviewed the revised Traffic Impact Analysis for the Bull Creek Parcel development proposal (hereafter called "The Grove") and offer the following comments:

GENERAL COMMENTS

- A. Written approval from the Texas Department of Transportation (TxDOT) of the proposed Traffic Phasing Agreement is required for the proposed PUD as various state-maintained roadways are bordering the PUD area.
- B. Pedestrian crossings should be identified and paired with the (proposed) location of transit stops. Provide map showing location(s) of transit stops (current and proposed). The TIA allows for a 5% transit reduction, assuming bus headways are decreased from current service levels. Applicant to provide final written confirmation from CapMetro that current and future services levels on Bull Creek Road will support the 5% transit reduction as presented in the TIA prior to final Council approval.
- C. Comment cleared.

Development Services (Bryan Golden/Scott A. James):

DSD1. Update 1 – After interdepartmental discussion, the proposed development shall dedicate Jackson Avenue as a public roadway to the City of Austin. As agreed by the applicant, Lot 43, Shoal Village Section 2, shall be dedicated as public right-of-way to the City of Austin for the extension of Jackson Avenue to 45th Street. Vehicular access at the intersection of 45th Street and Jackson Avenue shall be limited to "right-in, right-out only." Staff will review roadway design plans submitted by the Applicant as part of the subdivision and site development permit

process. A pedestrian hybrid beacon may be installed at the intersection of Jackson Avenue and 45th Street to facilitate pedestrian crossings across 45th Street. The timing of the installation of the pedestrian hybrid beacon shall be determined by the Austin Transportation Department.

DSD2. Comment cleared.

DSD3. **Update 1** - Project will be built in two phases: for initial 2018 build conditions (Phase 1), the improvement of the Bull Creek Road/45th Street intersection is required. The phase one improvements shall be inclusive of the following elements: dedication of right-of-way, bicycle lanes, medians, turn lanes, sidewalks, and trails. The details of the phasing and timing of the specific improvements will be finalized with the Traffic Phasing Agreement that accompanies the final PUD Ordinance per the comment below as DSD5. **NOTE:** TxDOT agreement of the terms of fiscal participation for off-site improvements is required.

DSD4. **Repeat comment** - 2024 build conditions (Phase 2) will include full width reconstruction of Bull Creek Road and improvements to Jackson Avenue. In accordance with ATD TIA Comment 3, the improvements to Jackson Avenue will be identified and addressed at the time of the warrant study to support the signalization of Jackson Avenue and Bull Creek Road.

DSD5. **Repeat comment** - Please provide a draft Traffic Phasing Agreement that clearly outlines the traffic improvements to be built for each phase of the development. **NOTE:** the traffic phasing agreement will require the approval from the COA Legal Department.

DSD6. Jackson Avenue should be extended to the north through the site from its intersection with Bull Creek Road to 45th Street as a public street, provided the following:

- The City approves the street design sections for the northern extension of Jackson Avenue in lieu of standard City street sections, as shown in the Design Guidelines; and
- The City agrees to provide code modifications to allow the Jackson Avenue right-of-way to be included in site calculations and to allow property on both sides of the northern extension of Jackson Avenue to be included in a single site. DSD and PAZ will determine how this provision is incorporated into the final PUD Ordinance.

DSD7. Other roadways in the project may be private roadways, provided the following:

- Public access and utility easements are provided for the entirety of the private street lengths, granting control to the City of Austin of all traffic elements for intersections between public right-of-way and any private streets/driveways within the development;

- Retail Streets, Green Streets, and Connector Streets shall be designed to include 50 feet minimum tangent for intersection approaches and a 100 feet minimum centerline radius for horizontal curves. Horizontal design geometry for these streets may be varied with approval of the Director.

DSD8. A note will be provided on the Land Use Plan and/ or a provision of the PUD ordinance will be provided stating the following:

The Applicant will post fiscal with the City of Austin for the construction of a bicycle and pedestrian bridge crossing Shoal Creek enabling a trail connection from the site to Shoal Creek Blvd. The amount of the fiscal shall be based on the Applicant's approved engineering cost estimate. Subject to City approval of the proposed bridge location (the City considering environmental, connectivity and other factors) the Applicant will construct the bridge and trail. If the City of Austin or the applicant is unable to secure an easement to allow for the construction of said bridge, the posted fiscal may be utilized by the City to complete other bicycle and pedestrian improvements in the area. The Applicant further agrees to provide easements for future bicycle and pedestrian bridge crossings at both the northern and southern portions of Shoal Creek, whether or not the bridge described above is constructed.

Austin Transportation Department:

For the proposed intersection of 45th Street/ Bull Creek Road:

- ATD1. Comment cleared per Option 2 diagram provided.
- ATD2. Comment cleared per Option 2 diagram provided.
- ATD3. Comment cleared per Option 2 diagram provided.
- ATD4. Comment cleared per Option 2 diagram provided.
- ATD5. Comment cleared per Option 2 diagram provided.
- ATD6. Comment cleared.
- ATD7. Repeat comment - Projected volumes onto Jackson Avenue require mitigation measures along Jackson Avenue.
- ATD8. Comment cleared.
- ATD9. Comment cleared per Bull Creek Road diagram provided.
- ATD10. Comment cleared.

ATD11. Comment cleared.

ATD12. Comment cleared per Option 2 diagram provided.

ATD13. Comment cleared per Option 2 diagram provided.

ATD14. Comment cleared per Option 2 diagram provided.

ATD15. Comment cleared per Option 2 diagram provided.

ATD16. Comment cleared per Option 2 diagram provided.

ATD17. Comment cleared per Bull Creek Road diagram provided.

General Comment

Additional comments from ATD are provided in the attachment. Staff reserves the right to conduct further review of the subject application with regard to geometric constraints that may arise due to inadequate or unavailable right-of-way that may affect the operational objectives of proposed infrastructure improvements. These elements may affect site plan review and approval, as they are considered integral to the viability of the subject development as proposed.

We thank you for the revised TIA submitted in support of this PUD application. City staff will continue to review elements of the proposal and the related Traffic Phasing Agreement. If you have any questions please feel free to contact me or Bryan Golden at (512) 974-3124.

A handwritten signature in black ink, appearing to be 'CK' followed by a horizontal line.

Andrew Linseisen, P.E.
Managing Engineer
Division Manager, Land Use Review Division
Development Services Department

Attachment



MEMORANDUM REVISED

To: Jeff Howard
McLean & Howard, LLP

Date: June 28, 2016

Project: The Grove At Shoal
Creek

CC: Andrew Linseisen, P.E.
Development Services Department

Sherri Serwaitis
Planning and Zoning Department

From: Austin Transportation Department

Re: Review Comments

The Austin Transportation Department has reviewed the March 28, 2016 (received June 16, 2016) traffic report regarding the *"The Grove at Shoal Creek, Traffic Impact Analysis"*, prepared by R-K Traffic Engineering, LLC. The proposal calls for constructing 110 Single Family Homes, a 600 unit apartment building, 425 condo/townhouse dwelling units, a 600 room congregate care facility, 225,000 SF of office, 55,000 SF of shopping center, a 35,000 SF supermarket, plus additional uses. The development would be constructed between Bull Creek Road, Shoal Creek and 45th street. The following comments summarize our review findings:

Unresolved Traffic Impact Analysis (TIA) Comments

Analysis Comments

1. The 2018 analysis, as presented in the TIA, does not include the following:
 - Full build out of the Bull Creek Road and West 45th Street intersection
 - The improvements at the Bull Creek Road/Driveway 1 intersection
 - The improvements at the Bull Creek Road/Jackson Avenue intersection
 - The improvements at the Mopac/45th Street intersection
 - The improvements at driveways 2 through 5 along Bull Creek Road

This analysis was however included in the 2024 analysis. Based on the information provided in the current revision of the TIA, ATD understands that these intersection improvements will be fully built out prior to completion of Phase 1 of the development (see other comments below). Please clarify if otherwise.

2. **Repeat Comment ATD7 from March 2016:** It appears from the information provided in the TIA that 14% of the site generated volumes will use Jackson



Avenue. This site generated traffic will significantly increase traffic volume on Jackson Avenue. However, mitigation has not been proposed along Jackson Avenue to address this increase in traffic. We recommend that when a signal warrant study is conducted by the Applicant for the signal at Jackson Avenue and Bull Creek Road, the Applicant also study Jackson Avenue to determine whether mitigation is needed address the increase in traffic.

Geometric Comments

The Applicant will include design plans addressing these geometric comments, and those addressed by the ATD memorandum dated March 28, 2016 as part of the site plans:

Bull Creek Road/West 45th Street Intersection Plan – Preferred Option 2:

1. ATD had conceptually accepted the concept plan (Option 2) at the intersection of 45 Street/ Bull Creek Road, submitted by the Applicant, dated December 15, 2015 (as per Transmittal, dated March 25, 2016).

ATD recommends that acquisition of all necessary ROW (as proposed in the Plan – Option 2 submitted by the Applicant) and construction of the intersection at 45 Street / Bull Creek Road according to the plan be one of the conditions of approval of the PUD.

ATD also recommends that the Applicant provide documentation that this, and all other ROW, has been obtained to allow construction of the proposed improvements at this location as proposed.

2. The northbound right turn is too narrow to allow for a WB-50 design vehicle to make the turn. The lane should be widened by shifting the outermost curb and not the island curb line.
3. The northern curb face of the pork-chop island must be offset by two (2) feet from the travel lane for eastbound traffic.
4. On the eastbound approach, the 100 feet approach taper is insufficient in length. The taper should be lengthened by narrowing the painted island.
5. The concept plan shows four (4) feet wide sidewalk on the northwest of the intersection along 45th Street. All sidewalks must be minimum five (5) feet wide.

Bull Creek Road Improvements Plan (comments start at the north and head south):

1. It is unclear at this time if sufficient ROW will be obtained for the proposed improvements along Bull Creek Road. In addition, since there are a number of comments regarding the proposed design along Bull Creek Road, it is unclear if



the total ROW needed has been adequately identified, particularly at the PHB locations and the traffic signal at Jackson Avenue. If this ROW is not obtained there is concern that the proposed improvements along Bull Creek Road will not be able to be constructed.

ATD requests that the Applicant provide verification that the required ROW along Bull Creek Road, has been dedicated/obtained to allow construction of the proposed improvements at this location as proposed.

2. Tapers shown between the back-to-back turn lanes are insufficient in length. A single taper between the two turn lanes should be provided.
3. The PHB, crosswalks and landings are not shown at Driveway 1. Please show this information.
4. The 185 feet taper on the northbound left turn approach to Jackson Avenue is insufficient in length. Lengthen the taper and narrow the painted island.
5. The traffic signal, crosswalks and landings are not shown at Driveway 2/Jackson Avenue. In addition, no information is presented on Jackson Avenue related to length of turn lanes and tapers. Please present this information.
6. Between Driveway 5 and Driveway 4, the Applicant is proposing a 10-foot wide southbound lane, 11-foot wide lane northbound with a 9-foot wide shoulder. ATD recommends that the Applicant provide 10-foot wide travel lanes including a center two-way left-turn lane.
7. The pedestrian refuge island shown at Driveway 4 does not appear to have offsets to the travel lanes as provided. We recommend that one foot (1') minimum offsets be provided.
8. The PHB, crosswalks and landings are not presented at Driveway 4 in the concept plan. Please present this information.
9. The 167' lane taper south of Driveway 4 appears to be too short. In addition, it is unclear how the improvements south of Driveway 4 will match the existing conditions, including how the existing northbound bicycle lane will transition onto the multi-use path. Please present this information.
10. It is unclear from the information contained in the TIA as to when the concrete safety barrier for the bicycle lane will be constructed along Bull Creek Road. The Applicant has indicated in conversations with ATD that the barrier will be installed when Bull Creek Road is reconstructed to provide the other proposed improvements listed in the TIA. The Applicant will include design plans of this barrier installation with the site plans for the development.



Vehicular Connection to 45th Street from Jackson Avenue Extension

1. The Applicant provided traffic analysis for this proposed connection and included it in Appendix J of the TIA. However, the applicant didn't model full connection of Jackson Avenue from Bull Creek Road to 45th Street in Synchro. Also the TIA did not document how the diversion of the site trips and additional diverted trips (if any) were determined. We recommend that the Applicant review and provide justification of the diverted site trips and any additional diverted trips.
2. The site plan must include the proposed layout and cross section for the Jackson Avenue Extension from Bull Creek Road to West 45th Street. At the connection to West 45th Street, the cross section of Jackson Avenue should be wide enough to accommodate emergency vehicles. Bicycles and pedestrians should be accommodated as part of the complete streets policy.
3. Since no internal plans have been provided for the Jackson Avenue Extension from Bull Creek Road to 45th Street, we recommend that as part of the site plans for the development this roadway (called a driveway in the TIA) be designed such that a consistent cross-section, with bike lanes and sidewalks is provided between Bull Creek Road and 45th Street. In addition, we recommend that the design speed of this new roadway connection be 30 mph.
4. It is Austin Transportation Department's understanding that the Jackson Avenue Extension connection from Bull Creek Road to 45th Street shall be fully funded by the Applicant, including the PHB, as part of the improvements during the implementation of the 2018 improvements.
5. The Austin Transportation Department understands that the Applicant has purchased 2627 45th Street for ROW and additional ROW is being pursued along 45th Street which will be provided for this connection. Austin Transportation Department also understands that movements at this "new" intersection will be restricted to right in/right out only. Plans will need to show how turning movements will be restricted and which design vehicles can be accommodated. ATD requests that the applicant submit plans presenting these details at this proposed connection. If the additional ROW is not obtained we recommend that this access be limited to right-out only.



6. Advisory Comment: ATD had significant comments on the preliminary plan(s) previously submitted for this proposed new access (please submit plans as per comments 2, 3, and 4 above). The comments on the previously submitted plans are as follow:
 - a. The proposed splitter island is shown as 20.5' along 45th Street. This distance is insufficient to prevent vehicles from making an illegal left into the site or an illegal through movement from the site to Chiappero Trail. We recommend that the island be enlarged to prevent these movements.
 - b. The proposed splitter island is proposed to be constructed with type 1 mountable curb. We recommend that the island be constructed with non-mountable curb to prevent illegal movements.
 - c. The lanes on either side of the splitter island appear to be approximately 12'. We recommend that these lanes be widened to accommodate, at a minimum, a fire truck.
 - d. The Pedestrian Hybrid Beacon Signal on the west side of the proposed driveway is too close to the stop bar. This needs to be a minimum of 40' from the stop bar to allow for sight distance. We recommend that the design be modified to meet proper sight distance.

Development Phasing Comments

1. Based on the analysis presented in the TIA, all the improvements need to be constructed in 2018. The Applicant is requesting that these improvements be constructed when Phase 1 development reaches 2,000 vehicle trips per day. These improvements must be constructed when either the 110 single-family homes and half of the residential condominiums (188 units) or when all the residential condominiums (375 units) are complete. These intensities equate to the approximately 2,000 vehicle trips per day requested. It is our understanding that no construction on-site will occur beyond these units until all the improvements identified in the TIA for 2018 are complete. We recommend that these thresholds and restrictions be included in the Final TIA memorandum prepared by DSD and be one of the conditions of approval of the PUD.

Staff will conduct further review of the subject application with regard to geometric constraints that may arise due to inadequate or unavailable right-of-way that may affect the operational objectives of proposed infrastructure improvements. These elements may affect site plan review and approval as they are considered integral to the viability of the subject development as proposed.

September 12, 2016

Mr. Robert J. Spillar, P.E., Director
Austin Transportation Department
City of Austin
3701 Lake Austin Blvd.
Austin, Texas 78703

via email at rob.spillar@austintexas.gov

RE: Withdrawal of July 21, 2016 TIA Addendum for The Grove at Shoal Creek PUD;
City of Austin File No. C814-2015-0074

Dear Mr. Spillar:

As you recall, on or about July 21, 2016, my client ARG Bull Creek, Ltd. (the "Applicant") submitted an "Addendum to The Grove at Shoal Creek Traffic Impact Analysis" prepared by James Schwerdtfeger, P.E. On behalf of the Applicant, please be advised that the Applicant is hereby withdrawing the Addendum and asks that the City take no further action regarding it.

The purpose of the Addendum was *not* to serve as a new or substitute analysis to the existing approved traffic impact analysis ("TIA") for The Grove at Shoal Creek PUD. The approved TIA remains in full effect and is the operative TIA that governs traffic mitigation for this project as reflected in the City's TIA Memo dated July 11, 2016. The currently approved TIA requires a very, very small amount of additional right-of-way to accommodate a 4-lane north bound Bull Creek Road configuration. As a result, the City's TIA Memo noted that if right-of-way were unavailable at the time of site plan review, such unavailability "may affect site plan review and approval."

The Addendum was, therefore, submitted for the sole purpose of demonstrating that a 3-lane north bound Bull Creek Road alternative approach could mitigate traffic at the 45th Street and Bull Creek Road intersection without any right-of-way being required from the lot located at 2645 W. 45th Street. The Addendum only presented an alternative for staff to consider that did not involve right-of-way in an effort to answer any concerns about the unavailability of the right-of-way in the future.

I am very pleased to report that the Applicant has now entered into a contract to acquire the entire 2645 W. 45th Street lot. As a result, the Applicant can confirm that any right-of-way required by the approved TIA is fully available and the Addendum is no longer necessary. For these reasons, the Addendum is hereby withdrawn and there is no further need for the City to

Mr. Robert J. Spillar, P.E., Director
Austin Transportation Department
City of Austin
September 12, 2016
Page 2

review the Addendum. The TIA as currently approved by City staff, reflected in the TIA Memo of July 11, 2016, and recommended by the Zoning and Platting Commission shall continue to apply to the project.

Notwithstanding the foregoing, and for clarification, the most recently proposed intersection of Jackson Avenue and 45th Street that is being considered by staff simultaneously with the Addendum remains the Applicant's proposed configuration of that intersection. That proposed intersection will be (i) right-in, right-out only, and (ii) aligned with Chiappero Street, as depicted in the attached conceptual design. The City's TIA Memo calls for this connection, and the enclosed conceptual design was provided to staff to answer any questions over how this connection might occur. Withdrawal of the Addendum does not mean that this connection or the proposed configuration is also being withdrawn. The Applicant understands that the enclosed conceptual design of this intersection has, subject to review and approval of final construction drawings, been accepted by the City staff as a generally and conceptually feasible approach to this intersection.

If you should have any questions or comments, please do not hesitate to contact me. Thank you and all of your staff for your consideration of this matter.

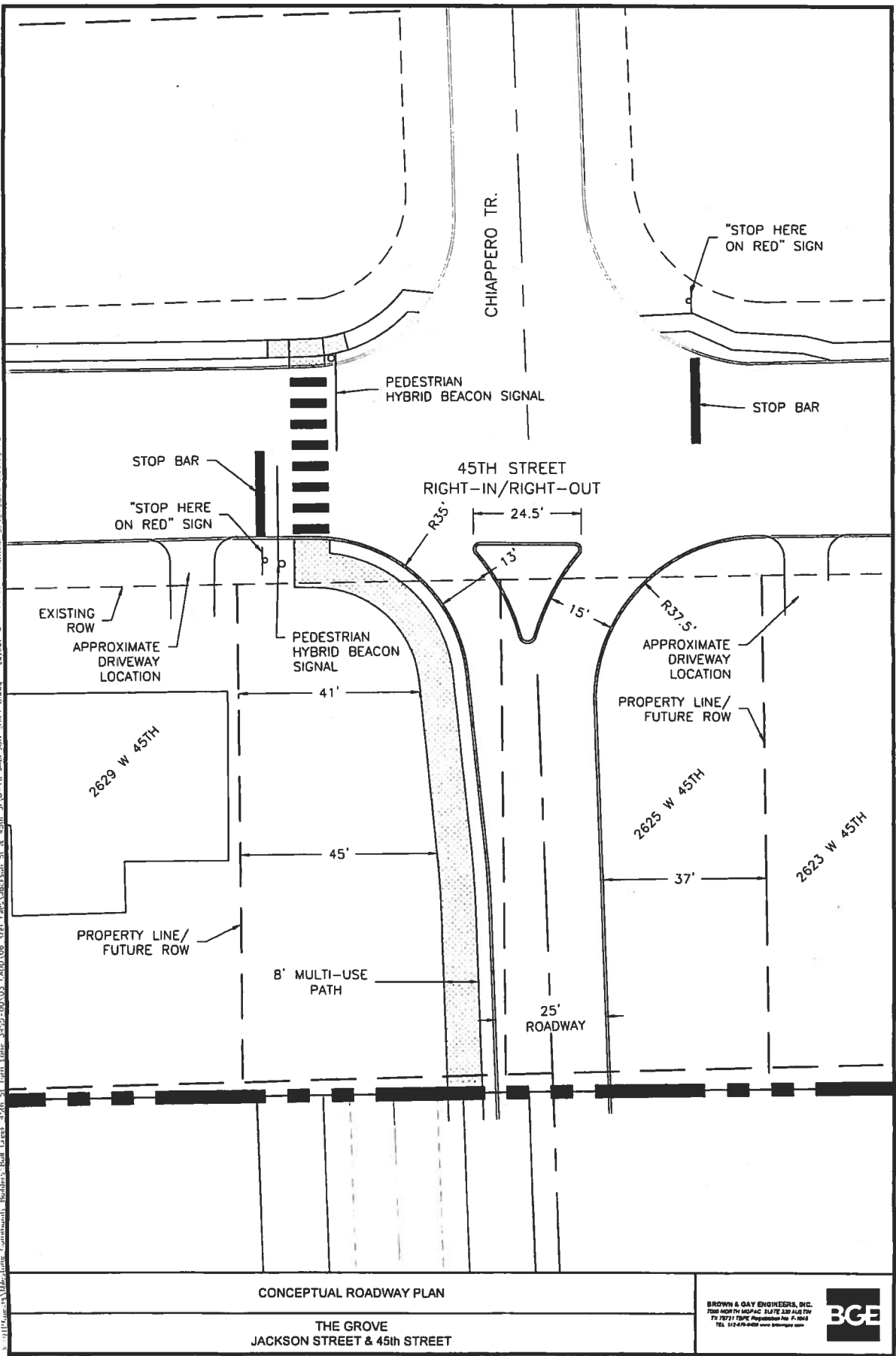
Sincerely,

A handwritten signature in black ink, appearing to read "J. Howard", written over a horizontal line.

Jeffrey S. Howard

cc: Rodney Gonzales, Development Services Department
Andrew Linseisen, Development Service Department
Greg Guernsey, Planning and Zoning Department
Jerry Rusthoven, Planning and Zoning Department
Eric Bollich, Austin Transportation Department
Garrett Martin
Ron Thrower
Robert Deegan
Brian Williams

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MEMORANDUM

TO: Assistant City Manager Robert Goode

FROM: Robert Spillar, P.E.
Austin Transportation Department Director
City Transportation Engineer

DATE: September 12, 2016

SUBJECT: Proposed Grove Development
Technical Analysis Report On Traffic Review Process



The purpose of this memorandum is to provide a technical analysis report of the Traffic Review Process performed under the supervision of the office of City Traffic Engineer and respond to specific questions asked of the analysis.

Development Phasing:

The Grove is a unique development in that it was previously owned by the State of Texas and therefore had no City of Austin zoning prior to its sale. The developer has proposed Planned Unit Development (PUD) zoning so that they can have greater assurances as to their final investment. Once zoning is established, PUD or otherwise, the development will then move to the site development stage. Staff review of the mobility attributes occurs at both stages of development, zoning and site development. **At the zoning stage of development, it is incumbent on the developer to show plausible concepts to mitigate the estimated transportation impacts caused by the development. They are required to provide a proof of concept for mitigation. Perfection of those mitigation concepts occurs during final design.** At the site development stage, design-tested mitigation solutions are presented to support the concepts proposed at zoning.

As part of the Grove Traffic Impact Analysis (TIA), a traffic phasing agreement is included as an integral part of the recommendation. The traffic phasing agreement becomes part of the restrictive covenant on the property. The phasing report describes specific traffic outcomes that are to be achieved prior to the attainment of certain development rights and milestones. As the project enters the project development phase, and if additional design level mitigation is determined to be needed, the City Traffic Engineer has the right to demand those modifications. **In other words, the developer is locked into the mitigation concept included in the recommended TIA and has to demonstrate through geometric design that the development can achieve the mitigation levels prior to receiving a site development permit for each phase of construction. The phasing agreement requires installation of all mitigation prior to the development exceeding 2000 trips per day (below 2000 trips per day, the development may proceed without constructing mitigation per code allowances).** Because the site plan must be approved prior to the start of construction, the City maintains its authority and leverage over the development to achieve the necessary mitigation.

For example, the proposed mitigation at the intersection of Bull Creek with 45th Street will result in two left turn lanes, a through lane and a right turn lane with sidewalks and bicycle accommodations. This design as recommended in the TIA will likely require additional right-of-way on the southeast corner. It is typical to

require a developer to donate the right-of-way necessary for mitigation at the time of PUD designation. However, when the necessary right-of-way is not currently owned at the time of PUD designation, the developer can be allowed to proceed at his/her own risk. In the case of the Grove, the developer can proceed at his/her own risk that they will not obtain the necessary right-of-way to complete the identified mitigation project. The City is protected for the Grove project through the traffic phasing agreement which limits the development to 2,000 trips per day if the identified mitigation is not delivered.

If for whatever reason a developer cannot deliver the mitigation in the manner proposed in the TIA, the developer may propose alternate designs or alternative delivery methods to achieve the level of required mitigation identified in the TIA. The developer remains locked into the level of mitigation in terms of outcomes identified in the TIA (intersection performance, trip production, etc.), even if alternative methods are employed. This sets a high bar for substitution of any mitigation by the developer.

The amount of mitigation required of a development must be commensurate with its impact on the system. This principal is known as rough proportionality and requires each development to pay its roughly proportionate amount of the cost of improvements needed for the surrounding networks as determined by the City Traffic Engineer. Funding from this calculation can only be used on new capacity improvements that are determined to have a benefit to the development.

The city is also bound by historical practices with regards to establishing developer participation rates. The local practice of pro rata share has been used for decades in setting mitigation levels and has often resulted in lower levels of developer participation as compared to the calculated rough proportionality.

When the Grove development was first presented to ATD reviewers for consideration, the developer approached it from the pro rata share perspective, yielding an offer of \$750 thousand in proposed mitigation. Because of the diligence of ATD review staff, mitigation proposed as part of the recommended TIA is nearly \$3.2 Million and includes major improvements to Bull Creek Road, a new public street through the development, bicycle improvements, a major multi-purpose trail connection across Shoal Creek, and many safety enhancements. This increased level of mitigation is directly the result of the coordinated review effort by front-line and management staff throughout the process. All have been at the table throughout the process. There has been no truncating of any review process as has been alleged. The increased commitment funding for mitigation by the developer, resulting from the comprehensive involvement of both front line staff and management, is evidence that the process was complete and inclusive.

Traffic Analysis:

As part of the staff review process, ATD traffic engineers reviewed trip generation, trip distribution and assignment, traffic operations, and preliminary geometrics:

- Trip Generation:
Trip generation from the proposed development was reviewed to assure adherence to the trip generation rates for the proposed land uses, as approved through the TIA scoping process. Transit and non-motorized trip assumptions included in the TIA were reviewed during trip generation review and confirmed for validity. **It is my professional engineering opinion as the City Traffic Engineer that the trip generation documented in the recommended TIA is appropriate.**
- Traffic Distribution and Assignment:
Trip distribution and network assignment of those trips identified for the proposed development were reviewed as part of the TIA analysis to verify the underlying assumptions were practical,

based on the location of the proposed development and existing adjacent transportation network. **It is my professional engineering opinion as the City Traffic Engineer that the traffic distribution and assignment assumptions documented in the recommended TIA are reasonable.**

- **Traffic Operations:**

Traffic operational analysis included in the TIA was reviewed by City staff. Traffic analysis included intersection capacity analysis (i.e., volume/capacity ratios, level of service calculations, vehicular delay, and queuing analysis at all intersections included within the scope of the TIA). Different traffic scenarios (AM and PM peak hours) were reviewed to identify the impact of the site traffic from the proposed development on the adjacent roadway network.

Mitigation improvements proposed to address traffic capacity issues were reviewed for adequacy based on the post development traffic analysis presented with the TIA. Review of proposed mitigations included optimization of signal timing at signalized intersections, additional turn-lanes at intersections, extension of turn bays to address potential queuing issues, additional traffic signals, and additional traffic control at driveways. Review of proposed mitigations were based on the post-development traffic analysis (volume/capacity ration, level of service, vehicular delay, and queuing analysis) for all the intersections as presented in the TIA scope. **It is my professional engineering opinion as the City Traffic Engineer that the traffic operations and resulting modifications to the transportation network adequately mitigate the mobility impacts of the development.**

- **Geometric Review:**

As part of the TIA review process, a geometric review was conducted to assess the proposed mitigations. A conceptual design of 45th Street at Bull Creek Rd intersection (Option 2 dated December 15, 2015) was submitted by the applicant (as per a developer transmittal, dated March 25, 2016) showing the proposed improvements at the intersection. The conceptual design included the use of potential right-of-way that is currently not owned by the developer.

The conceptual network design also includes the proposed alignment of a multi-use path east of Bull Creek Road (northbound) and an on-street protected bicycle facility in the southbound direction. Additionally, truck turning templates for the proposed northbound dual left turns at this intersection were reviewed.

Through the geometric review, the developer has made city traffic engineers aware of an existing geometric issue at the southeast corner of 45th Street and Bull Creek. Without the improvements proposed as mitigation by the developer, northbound single-unit panel trucks (the design vehicle used for analysis of truck maneuverability within the urban parts of Austin) cannot make a right turn and stay within their assigned lane. This creates the potential for crashes as the truck tries to maneuver around the substandard turning radius by intruding on adjacent or on-coming lanes. Although this situation exists throughout many of our older neighborhoods, identification of this deficiency now puts the city on notice of an existing network geometric safety issue that should be addressed. The geometric design at the intersection of 45th Street and Bull Creek, proposed by the developer, corrects the existing safety concern of the overly small right-turn turning radius. Since this is an existing condition, if the proposed mitigation is not achieved, it is incumbent on the City

Traffic Engineer to address the existing identified safety issue of insufficient turning radius for a single-unit vehicle to maneuver safely.

In my professional engineering opinion as the City Traffic Engineer, the geometric improvements proposed in the recommended TIA are adequate to mitigate the impacts of the development. Furthermore, implementation of the multi-use trail provides pedestrian east-west capacity that is constrained today on 45th Street.

Technical Tools:

Questions related to technical process and tools have also been raised. These include the selection of land use based trip production rates documented in the TIA (TIA Table 1), questions related to the transit assumptions, extension of Jackson Street, and the submission of a TIA Amendment by the developer.

- SYNCRO Files:

As part of our standard review process, we request SYNCRO traffic simulation files from developers when they prepare a TIA. Professional traffic engineers, under the supervision and authority of the City Traffic Engineer request and analyze these files to verify the information summarized by the developer in the TIA. Staff also use the files to test assumptions and input information asked of the developer, and may generate an array of outcomes to consider before making a recommendation.

SYNCRO is a proven tool for analyzing traffic operations. The typical analysis approach is to first model existing conditions and then project a future “no-build” based on the existing condition network and funded transportation projects. The no-build condition represents the future transportation conditions in the absence of the proposed development (i.e., a no-build scenario). The future “build condition” model runs represent the future transportation conditions with the proposed development in place (i.e., after the development is built). Traffic projections for the build condition is compared to the no-build condition. Differences between the build and no-build condition define the projected impacts caused by the development. These estimates of impacts are used by licensed engineers to plan and design mitigation for the development. Input assumptions to the SYNCRO modeling tool are based on professional engineering guidelines such as the *ITE Trip Generation Manual*, and professional judgement.

SYNCRO is simply a tool used by transportation reviewers to form a professional opinion. Input assumptions as well as output measures and simulations are summarized in the TIA to explain the opinion of the engineer. ATD traffic engineers typically request the electronic copies of the SYNCRO runs from the developer and use them with the permission of the applicant to check inputs, geometric assumptions, intersection characteristics, test alternative solutions, and to evaluate the reasonableness of the mitigation proposals. These files represent intellectual information developed and owned by the applicant.

ATD professional engineering staff reviewed the inputs and outputs of the SYNCRO files provided by the Grove developer. ATD staff determined that the use of the SYNCRO model by the applicant’s engineer was reasonable and responsible. I believe that the appropriate amount of due diligence was applied to the TIA submittal. **In my professional opinion as the City Traffic Engineer, I believe that the resulting mitigation proposed by the developer resulting from the use of SYNCRO adequately mitigates the proposed development.**

- Trip Generation Rates:**

The transportation industry relies on the *ITE Trip Generation Manual* as a proven accepted methodology for estimating trip generation rates of future land uses. In the absence of local data, this national standard provides a consistent approach for traffic impact analyses. The manual provides two basic approaches for estimating trip generation: use of regression equations or the use of weighted averages. The *ITE Trip Generation Manual, Volume 1, Chapter 3.3 Guiding Principles, p.9* provides guidance on when to use regression equations and when to use weighted averages (curve diagrams) for land uses when estimating trip generation rates. Engineering practice, including the City of Austin's standard practice, is to follow the ITE guidance which is based on the number of observations incorporated into the statistical analysis provided by the manual.

ATD traffic engineering staff reviewed Table 1 upon receipt of the TIA. When concerns related to the accuracy of values in this table surfaced, ATD staff again completed an additional supplementary review of each entry in the TIA's Table 1 related to trip generation rates (see Annotated TIA Table 1 below). Our finding is that the applicant's engineer followed the appropriate methods while estimating the trip generation values for the Grove.

In my professional opinion as a registered engineer and as the City Traffic Engineer, the basis for using the *ITE Trip Generation Manual*, including its guidance in Volume 1, Chapter 3.3 Guiding Principles p.9 on when to use regression equations or averages, was followed by the developer's engineer and that the engineering calculations and resulting opinions are reasonable. Trip generation rates used in the analysis all conform to our standard practice of deferring to the advice provided in the *ITE Trip Generation Manual*.

TIA Table 1 (Annotated)
 Trip Generation - Unadjusted

	Land Use	Size		24-Hour	AM Peak Hour of Adjacent Street One Hour Between 7 and 9 am			PM Peak Hour of Adjacent Street One Hour Between 4 and 6 pm		
					Total	Enter	Exit	Total	Enter	Exit
		Amount	Units		Total	Enter	Exit	Total	Enter	Exit
E	Single Family (210)	110	DU	1,146	87	22	65	114	72	42
E	Apartment (220)	600	DU	3,760	298	60	238	348	226	122
E	Residential Condo (230)	425	DU	2,265	164	28	136	197	132	65
R	Congregate Care Facility (253)	600	DU	1,212	36	21	15	102	56	46
R	Health/Fitness Club (492)	7,500	SF	247	11	5	5	26	15	11
E	Office (710)	200,000	SF	2,223	333	293	40	298	51	247
E	Medical Office (720)	25,000	SF	807	60	47	13	84	23	60
R	Specialty Retail (826)*	55,000	SF	2,438	108	67	41	153	68	86
R	Supermarket (850)	35,000	SF	3,578	119	74	45	332	169	163
E	Pharmacy/Drugstore w/o DT (880)	8,500	SF	766	11	7	4	71	35	36
R	Walk-in Bank (911)**	3,000	SF	364	0	0	0	36	16	20
R	Drinking Place (925)**	8,000	SF	907	0	0	0	91	60	31
R	Quality Restaurant (931)	15,000	SF	1,349	12	10	2	112	75	37
R	High Turnover Restaurant (932)	9,000	SF	1,144	97	54	44	89	53	35
R	Coffee/donut shop w/o DT (936)***	2,000	SF	1,762	217	111	106	82	41	41
Total				23,969	1,465	724	741	2,045	1,082	963

E Value correctly calculated using regression equation

R Value correctly calculated using average rate method

See: Trip Generation Handbook, 2nd Edition, Volume 1, Chapter 3.3, p. 9

- Trip Reduction Rates based on Transit Assumptions:

As part of the TIA recommended by the City Traffic Engineer, the developer has agreed to achieve a 5% trip reduction as a result of transit usage and other non-auto oriented travel methods. Initial discussion and comment from the City Traffic Engineer is that the developer's proposal was heavily based on untested assumptions that existing infrequent transit service on Bull Creek will be increased. Staff comments recommended that the developer verify this assumption with Capital Metro.

Capital Metro has recently published a 2025 Draft Concept of Service plan that would actually eliminate or further reduce the infrequent transit service along Bull Creek while at the same time dramatically increasing the frequency of services on 35th Street (See attached e-mail memorandum from Todd Hemingson, Capital Metro, August 31, 2016). The transit services on 35th Street are within one quarter mile of the development and based on consultation with Capital Metro, both the developer and the City Traffic Engineer believe that the trip reduction assumptions are reasonable. **Regardless of the potential change in the transit networks, the developer is responsible for achieving the 5% stated trip reduction goal recommended in the TIA.** In addition to the increased transit services on 35th Street, there are also a range of private transit and private mobility options that are available to the developer as tools to achieve the committed trip reduction (e.g., car share, transportation network companies, bike share, private shuttles, telecommuting, etc.). **Because the developer is bound by the phasing agreement and based on the input of Capital Metro, it is my professional opinion as a registered engineer and as the City Traffic Engineer that the trip reduction rate assumed as part of the development is appropriate and can be achieved.**

- Signal at MoPAC and 45th Street/Camp Mabry Gate:

Concerns have been voiced that the developer analyzed this intersection as a signalized intersection using SYNCRO but that construction of a signal at this location is not included in the mitigation plan and therefore the entire analysis is invalid. The intersection was analyzed as a signalized intersection in the future build condition using SYNCRO. This is acknowledged in the recommended TIA. The intersection is currently failing only during the PM Peak period, due to a lack of gaps in the traffic stream on 45th street and the delay created for westbound turning traffic off of the MoPAC ramp. At other times of the day, the intersection operates in uncongested conditions (level of service A). Because the intersection is at the end of a MoPAC ramp and because the movement now failing during the PM peak is the off-bound ramp left turn, the decision to request mitigation at this intersection was deferred and not requested of the applicant. The failing of this intersection only occurs when MoPAC is congested during the PM Peak period, when travel speeds on the off-ramp are similar to those on the mainline (low speed and congested). Lack of a signal at this location is not seen to present a safety concern.

The City is aware that TxDOT does not have funding to build a signal at this location. However, should the intersection warrant a signal for longer periods of the day, either the State or the City could be obligated to construct the signal. Neither the City nor TxDOT tend to construct signals if only one signal warrant (i.e. a peak period warrant) is met. Although signalization could help the existing PM peak operations, it is likely in my opinion that a signal would increase delay during other times of day, negatively affecting travel. It should also be noted that any project at this location requires TxDOT concurrence before installation.

Not mitigating the known existing PM Peak congestion does not invalidate the remainder of the TIA and allows the City to concentrate mitigation benefits near to the development and within the surrounding neighborhood. It is my opinion that regardless of the signalization at this intersection, the conclusions of the TIA and selection of mitigation measures are valid and consistent with industry practices.

It is my professional opinion that the proposed development, even without signalization at this intersection, is adequately mitigating the impacts of the proposed development.

- Extension of Jackson Street through the Development as a Public Street:

Over the course of the review process for the Grove TIA, the option for a connection of Jackson Street to 45th Street became available when the developer purchased an adjacent house parcel as part of their initial development planning. As the City Traffic Engineer, I believe that the tenets of the *Imagine Austin Comprehensive Plan* direct me to seek increased grid connectivity throughout the urban network and I observed that a new Jackson Street connection would provide greater permeability of the development and connectivity to the grid. I also believed that a second connection through the center of the proposed development would provide better access for public services (fire, medical aid, utilities, garbage collection, etc.) As steward of the transportation network, I requested that this connection be added to the list of mitigation to be required of the developer. The Public Works Director, who was present at the meeting with the developer when the request was made, determined that this street should be a publicly owned street due to the connectivity it provided and in support of my recommendation to preserve a public through-way within the development. Public ownership maximizes the City's flexibility in managing the street over the long term. The City is able to establish appropriate speed limits, set regulations as to the use of the street by large vehicles, manage parking, and locate necessary public utilities. Another key reason for the determination of Jackson Street remaining public is the proposed connection to 45th Street. This is a connection that is requested by the City Traffic Engineer. It is not clear that a private connection through the residential properties purchased by the developer could be constructed due to the restrictive covenants placed on these properties when they were platted. As a public street, the Jackson Street connection through to 45th Street is not controlled by the restrictive covenants. The Public Works Director, in conjunction with the City Traffic Engineer, is responsible for making this decision because of his/her responsibility for maintaining the roadway network once it is established. In this way, the City has the ability to mandate pavement and subsurface designs and is in charge of long-term easements within the street, should a new one require designation. Public access to the roadway cannot be limited by the adjacent property owners and the City has the ability to protect the rights of the traveling public that may or may not be doing business in the adjacent development.

Other streets within the developer's proposed network connecting to the central public Jackson Street spine, on the other hand, are recommended to remain private streets. This too was a joint decision by the Public Works Director and City Traffic Engineer. This recommendation shifts the cost of maintaining these local streets to the developer or his/her successor. All of the remaining streets provide only local access within the proposed development. The design of a private street, unlike a public one, can be made more consistent with the surrounding development as long as it is not in conflict with City design concerns (for example, it could be paved using brick rather than the standard asphalt design of a public street). Private streets remain the responsibility of the land owner and do not require public maintenance, saving the city from using public taxes to maintain and preserve roadways wholly within the development and providing only access to the affected properties and hence having a limited public purpose. These local access roadways are distinctly different as compared to the proposed Jackson Street which will provide access to and through the entire proposed development and serve as a public access portal into the development. **Functioning as a collector, the proposed new section of Jackson Street serves a public purpose and it is my professional engineering opinion that it should be owned and maintained by the City in trust for the public.**

To accommodate the concern of local residents that this new connection will generate additional left turns from 45th Street or could become a preferred cut-through, City staff requested that its intersection

at 45th Street be designed as a right-in and right-out only connection. This operational control does not diminish the anticipated public nature of this connection. A pedestrian hybrid beacon and pedestrian crosswalk will also be provided, connecting the neighborhood with a safe pedestrian crossing of 45th Street that does not exist today at this location. To accommodate these requests, the developer has notified the City that it has in fact purchased an additional property adjacent to the first house they acquired. These two parcels provide a preferred alignment for the Jackson Street Connection and a right-in and right-out design. It provides better alignment with the existing street north of 45th Street and allows for a safer placement of the requested pedestrian amenities. Detailed designs of this intersection, along with the pedestrian amenities, will be developed during the site design process, allowing City traffic engineers to review its specific attributes. At this phase of analysis, it provides a reasonable concept as part of the mitigation proposal.

In my professional engineering opinion as the City Traffic Engineer, I believe this new intersection conforms to the guidance of Imagine Austin and also conforms to safe engineering geometric and operational design standards and that the extension of Jackson Street should be a public street.

- **TIA Amendment:**

On July 21, 2016, the developer for the Grove submitted a proposed amendment to their original TIA, subsequent to the approval by the Planning Commission, and prior to consideration by Council. The primary difference proposed with the amendment is an alternate design of the 45th at Bull Creek intersection. Additionally, through the amendment, the developer has disclosed that they now own a second house parcel not previously identified in the TIA and can now provide an optimum alignment for the Jackson Street public connection to 45th Street. ATD met with the developer's engineer several times to confirm the changed assumptions and geometric proposals incorporated in the amendment proposal.

On September 12, 2016, the developer informed staff that they wished to withdraw the amendment because they have now obtained all necessary right-of-way to provide the originally proposed design of the intersection at 45th Street and Bull Creek (See Attachment). They have confirmed that they also acquired the additional property at the proposed connection of Jackson Street and 45th Street. This additional property will allow a more optimal design and would allow a right-in and right-out connection with improved pedestrian connectivity and safety equipment. Additional review of this alignment and design will occur at the site design phase of development.

Given the withdrawal of the developer's TIA amendment, staff will cease further analysis of the amendment. The recommended TIA remains the official documentation of potential impacts and mitigation.

In my professional engineering opinion, I believe that this recommendation to stop any further analysis is consistent with our previous engineering recommendation to you based on the official TIA.

In closing, the role of the City Traffic Engineer is one of trust and professionalism. I believe that I and my professional engineering staff that work in ATD have performed admirably, honestly, and professionally. As a registered professional engineer, I believe I and my professional engineering staff have conducted themselves consistent with the Texas Engineering Code of Ethics and with Texas Law. I and my staff are available should you require further information regarding these issues.

Attachments:

- Todd Hemingson E-Mail Memorandum, August 31, 2016
- Jeffery Howard Letter Withdrawing TIA Amendment, September 12, 2016



MEMORANDUM

TO: Mayor and Council

FROM: Robert Goode, P.E., Assistant City Manager
Sue Edwards, Assistant City Manager *RG*

CC: Marc A. Ott, City Manager
Rob Spillar, P.E., Austin Transportation Department
Rodney Gonzales, Development Services
Greg Guernsey, Planning and Zoning

DATE: September 13, 2016

SUBJECT: The Grove staff review

As you know, development of the Grove has become a controversial issue with organizations, constituents, and Council members weighing in on both the "pro" and "con" side. Several Council members have questioned the staff's review process. To respond to these concerns, the City Manager asked us to explore the staff's technical analysis regarding the traffic impact and the analysis of the review process. We have worked with our teams to evaluate and clarify the staff's role in the review, the current status of the review, and the development's potential impact and required mitigation. We've attached two memos that go into much greater detail and we've tried to also summarize the analysis below. We apologize for the length of the attached memos, but we wanted to try to answer all the outstanding questions we have received thus far.

There are many issues/concerns to be addressed, but the two primary issues seem to be the accuracy of the Traffic Impact Analysis (TIA) and the review process itself in regards to the roles of management vs. front line reviewers. We've tried to address both of these issues via the attached memos. We're going to address the staff roles first.

Management's Role in the Review Process

As you know, staff serve different roles in our employee family. As is the case in any organization, the staff are hired to provide their experience and education in the tasks that they perform every day. We expect every City employee to exhibit our P.R.I.D.E values in every interaction. Building from that standard, we also expect different things from our employees depending on the responsibilities of their particular positions in the organization. For example, in this case, as the City Manager heard Council members, the media, and community groups express concern about the review process, he sought out the assistance from senior level staff...two of his Assistant City Managers...to review these concerns. This is a highly controversial case, so he directed his ACM's to engage. The more controversial and/or complex the issue becomes, the more we expect senior level managers to engage.

Every employee in our organization is vital to our success. As such, it is necessary for our employees to have different roles and tasks in order to reach that success. For example, many of our employees are tasked to provide research, collect data, analyze issues and then act upon that information to make decisions and move on. In many cases, those same employees are asked to

provide that information to a supervisor, manager, Department Head, Assistant City Manager, or to the City Manager to make the final decision.

In the case of a controversial, complex development project we absolutely expect and demand that Department Heads be personally involved. We expect them to use all resources available within their departments to seek input and advice, but at the end of the day the Department Heads are accountable for products that come out of their department. This is the case for any high level issue/project in our organization. For example, as Council members you are faced with controversial policy decisions. We're sure that you seek advice/input from your staff, but at the end of the day...taking into account that input...the final decision rests with you.

So, one of the questions that seems to continue to be asked is why did "management" get involved in the review process instead of just letting the front line engineers/reviewers have the final say. For a case as complicated and controversial as the Grove, we find it hard to understand why anyone would think that we wouldn't require our Department Heads to be involved in the process. Yes, Department Heads should, and did, seek input, data, and advice from their staff. But, as stated above, "at the end of the day the Department Heads are accountable for products that come out of their department." In the case of a controversial development project, the Department Heads must take into account their staff's comments and opinions, the developer's supplied data, the code requirements, engineering standards, the process we are in at the moment, and the process that will follow. As to the "process we are in at the moment", it is important to remember that we are currently reviewing a Planned Unit Development (PUD) zoning case, not a site plan application. As you know, during the change of zoning application it is appropriate to only review conceptual designs of the proposed development and traffic mitigation measures. The conceptual designs are utilized as the basis for future construction documents to implement the traffic mitigation measures. The construction documents are reviewed for approval through the City's Site Development Permit process. This difference has been the source confusion regarding front line staff's comments and "management" determining that some of those comments were not appropriate at the zoning phase and would be more appropriately addressed at site plan.

Hopefully the information described thus far has answered the "staff's role" question. In short, the Department Heads absolutely needed to be involved in this complicated, controversial case. After taking into account input from their staffs, it was their decision to make regarding compliance of the development with city codes, engineering standards, etc.

Technical Analysis on the Traffic Impact Analysis

In the case of Mr. Spillar, acting in his capacity as the City's Traffic Engineer, he is the authority that makes decisions regarding traffic impacts. He certainly has employees that take on technical review tasks, but they are doing so under the supervision of the office of the City Traffic Engineer. Since there have been concerns expressed and allegations offered regarding the Traffic Impact Analysis (TIA), ACM Goode asked Mr. Spillar to attempt to clarify his stance as the City's Traffic Engineer regarding the TIA. In his attached response you can see that Mr. Spillar has taken the step to seal this document as a Professional Engineer. This is an unusual step, but in this controversial case, with so many allegations regarding the accuracy of the TIA, we believe that this action reiterates the professional weight of his conclusions as the City's Traffic Engineer.

In closing, we hope this information helps clarify and address some of the stated concerns. We stand ready to answer further questions as this project moves forward for your consideration.

Attachments: Technical Analysis Report from Director Spillar; Process Memo for Director Spillar and Gonzales.