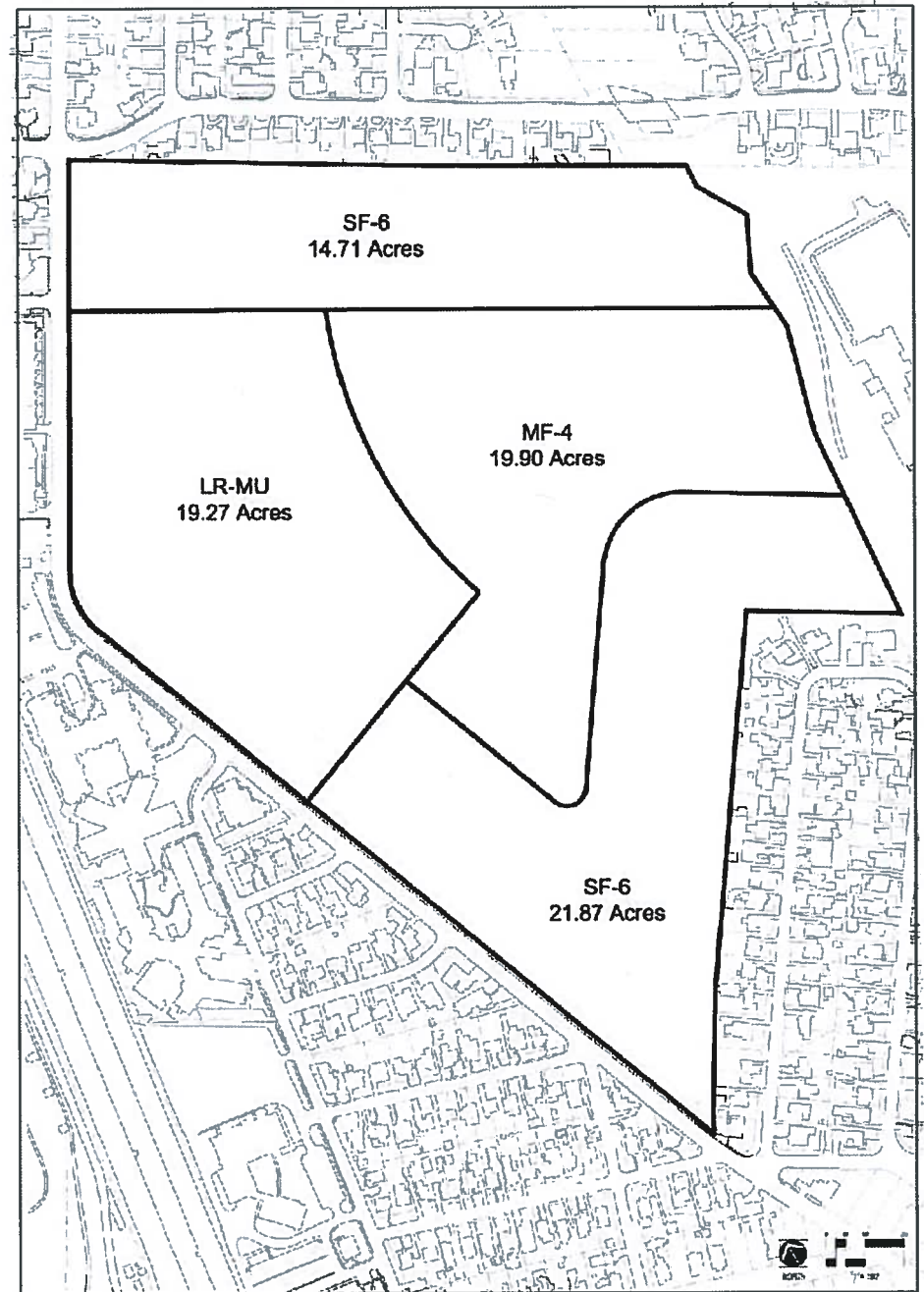


THE GROVE

The Grove at Shoal Creek
City Council
09.22.2016

Alternative Traditional Zoning Plan (Based on Staff Baseline)

- Same Impervious Cover
- 540 fewer Market Rate Units
- 360K SF office space, no retail
- No Mandatory Affordable Units
- Surface parked, less walkable
- 8.5 acres required parkland (loss of 5.6 acres)
- No increase compatibility
- Fewer transportation improvements
- No bridge
- No parkland improvements
- No parkland maintenance
- 31 Superior items removed





“These communities will be for Austinites of all ages. They will provide environments that support children at every stage of their development, young adults beginning their professional lives and families, and seniors aging gracefully in the neighborhoods where they raised their families. These places will be safe and affordable; promote physical activity, community engagement, and inclusion; make amenities and services easily accessible to everybody; and contribute to Austin’s unique community spirit.”

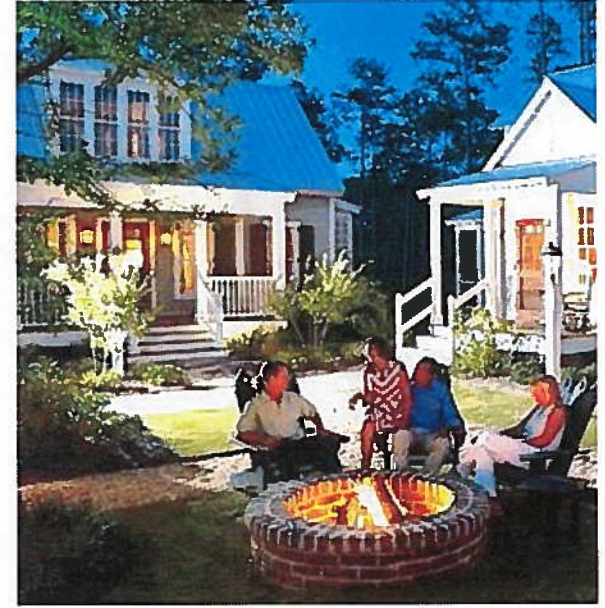
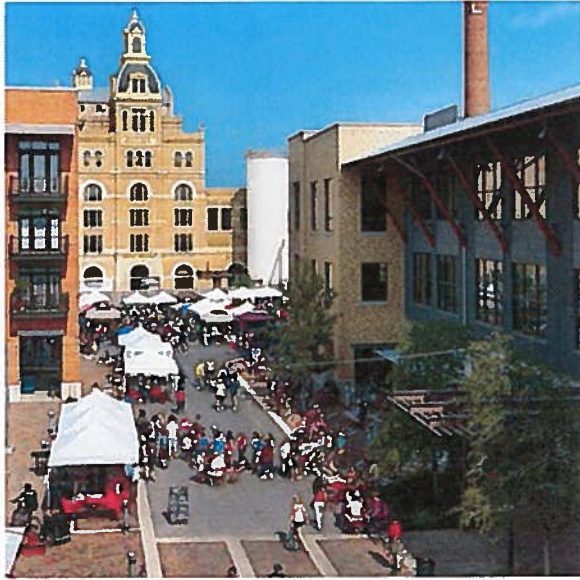
-Imagine Austin

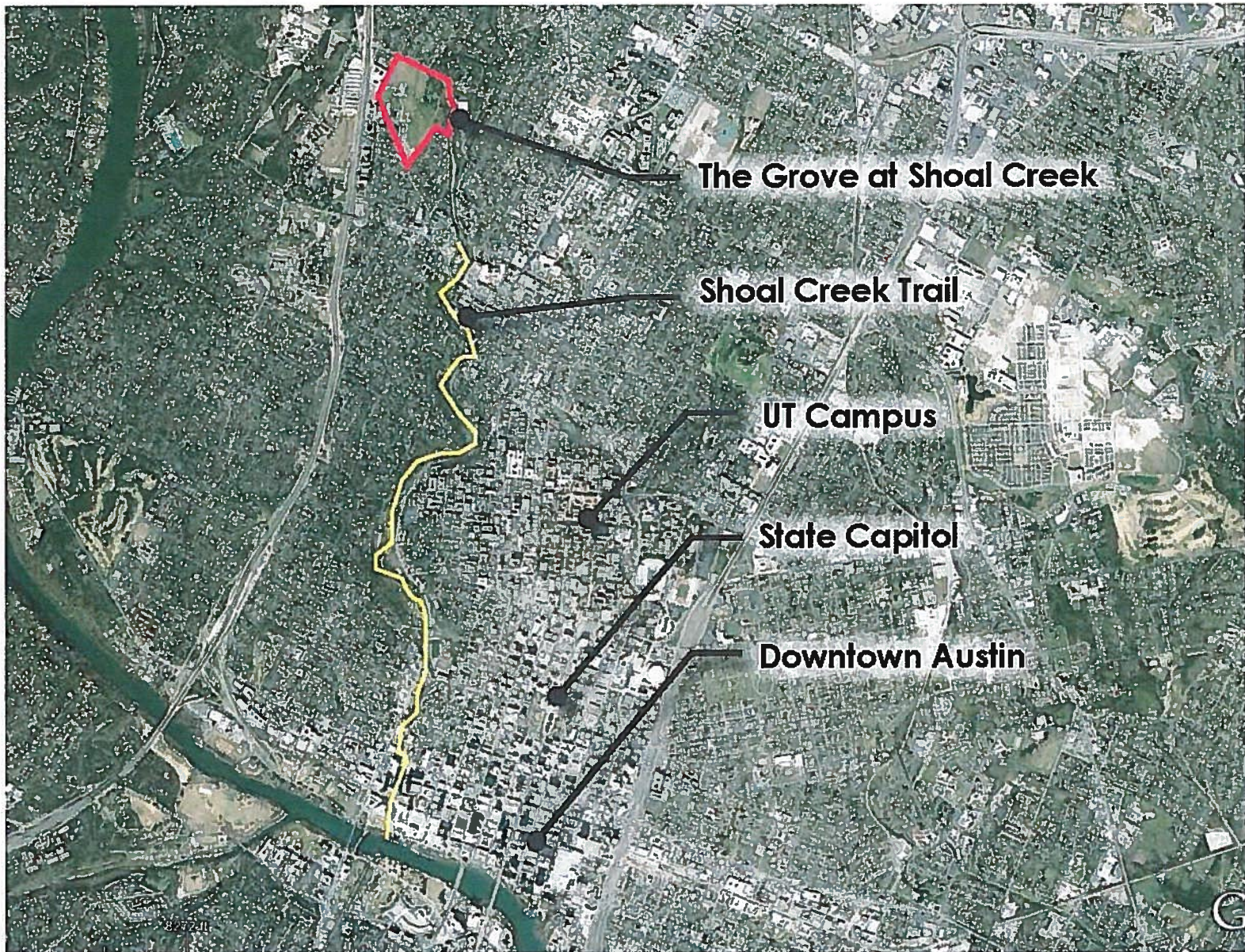


**IMAGINE
AUSTIN**
comprehensive plan

Plan Your Future!

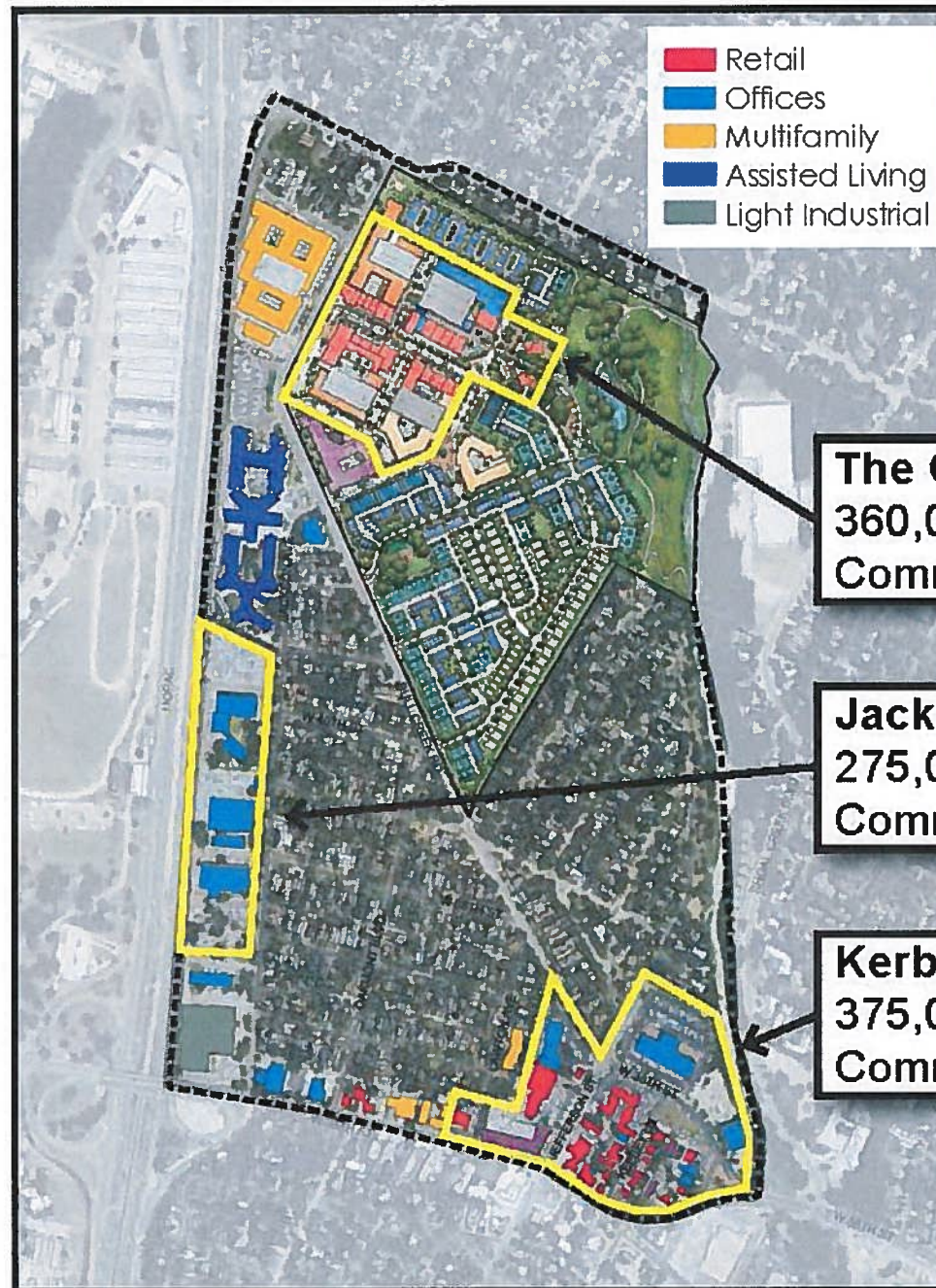






**The Grove is NOT
Regional Retail**

*Big Box = 90k-110k SF
Jr. Anchor = 50k-90k SF
Max. at Grove = 37.5k SF*





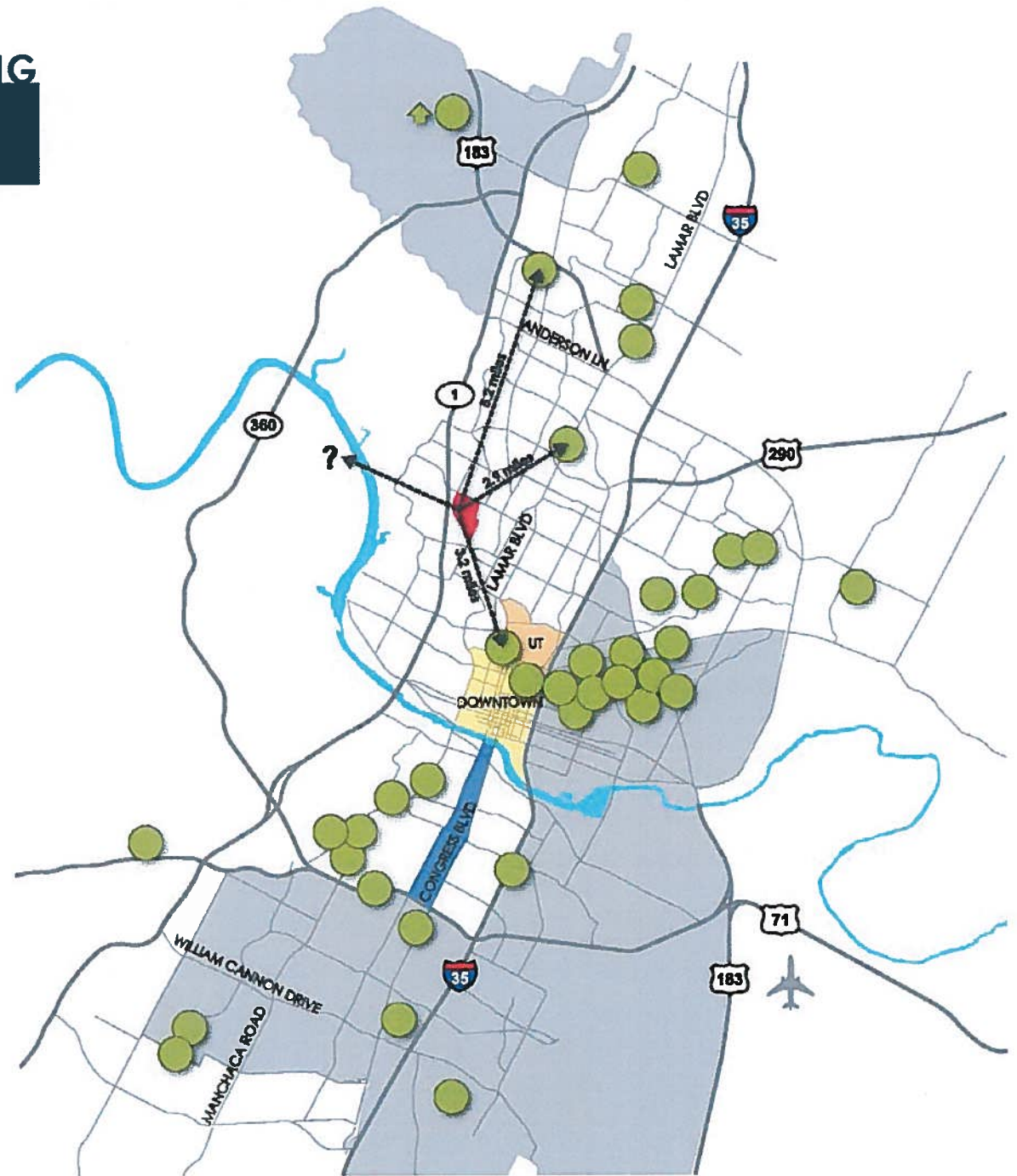
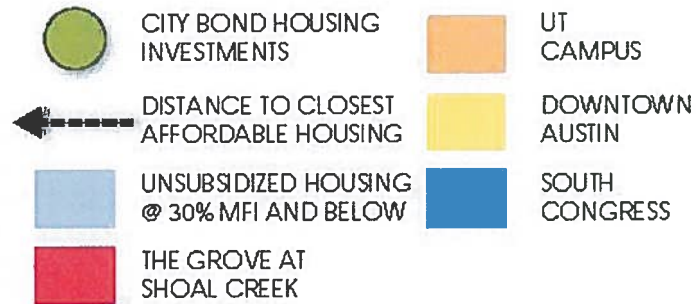




PROXIMITY TO AFFORDABLE HOUSING

THE GROVE AT SHOAL CREEK

LEGEND



THE
GROVE

Committed to providing ON-SITE, LONG-TERM AFFORDABLE HOUSING

Unit Type	Income Restriction	# of Units
TOTAL Units	--	1443
Market-Rate Units	--	1335
Affordable Units	--	108
Affordable Rental	60% MFI	72
Affordable Ownership	80% MFI	36

NOTE: 10% rental & 5% ownership requirements recommended/approved by NHCD-AHFC

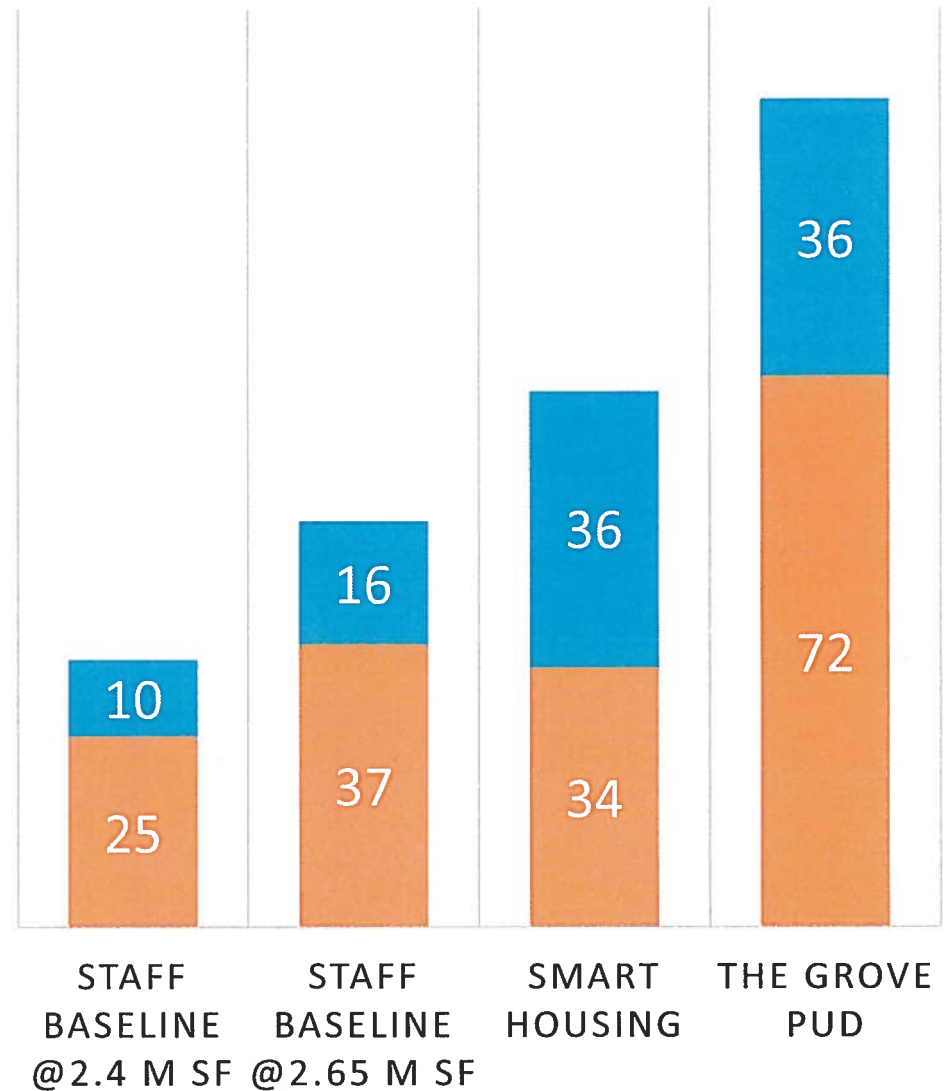


Summary of Benefits

- Doubles baseline requirement
- 54% more units than SMART Housing
- 50% of for sale are family friendly units
- Deeper affordability than the original proposal
- No GO Bonds
- Affordable housing units integrated with market rate

AFFORDABLE HOUSING

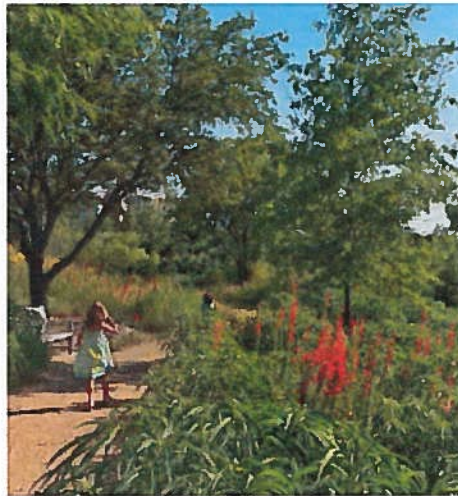
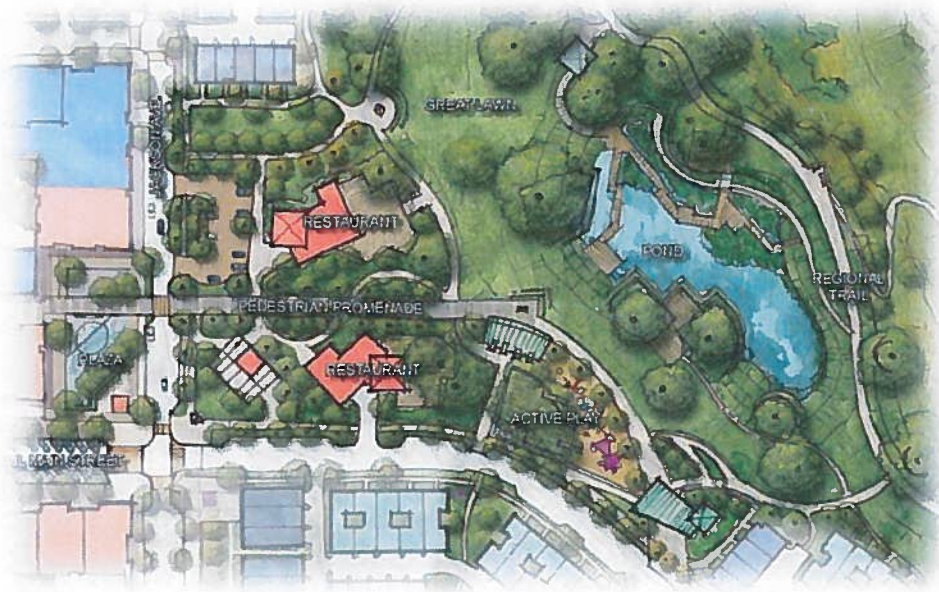
■ Rental Units ■ For Sale Units





\$66 Million To the Affordable Housing Trust Fund





PARKLAND ACREAGE

Uncredited Parkland Credited Parkland

THE GROVE'S
SUPERIOR PARKLAND

5.75

14.13

CODE MINIMUM
W/ CONGREGATE CARE

5.75

12.62

CODE MINIMUM

5.75

11.35



PARKLAND AS PERCENTAGE OF SITE

■ Credited Parkland ■ Uncredited Parkland

THE GROVE'S
SUPERIOR PARKLAND

19%

8%

MUELLER*

16%

6%

2016 PARKLAND DEDICATION
ORDINANCE URBAN CORE LIMIT

15%

* Assumes ½ credit for private parkland per code & similar to The Grove





YOUR WAIT TIME TODAY

Current conditions at the 45th and Bull Creek intersection during PM peak hours.



YOUR WAIT GETS WORSE

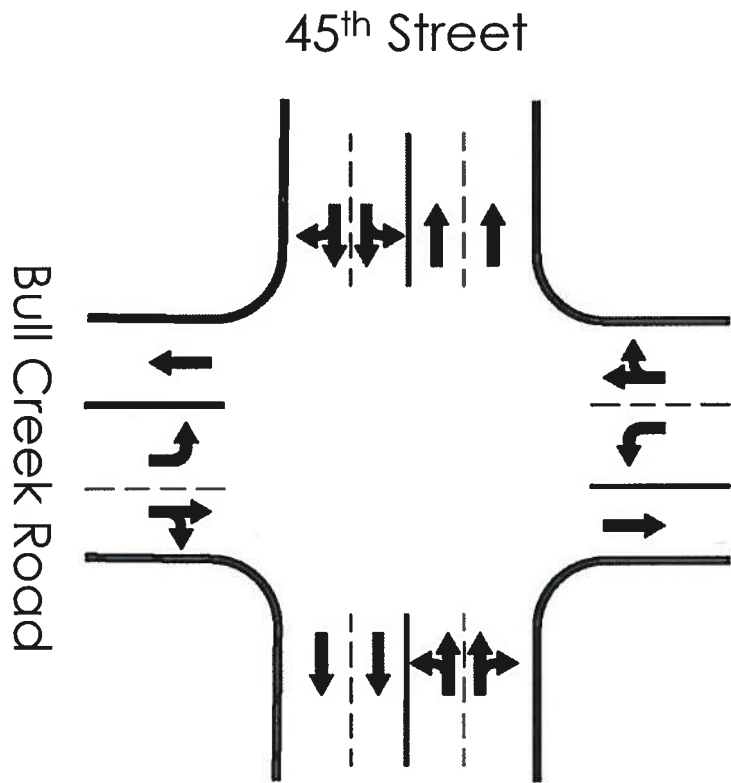
In 2024 without The Grove and proposed intersection improvements.



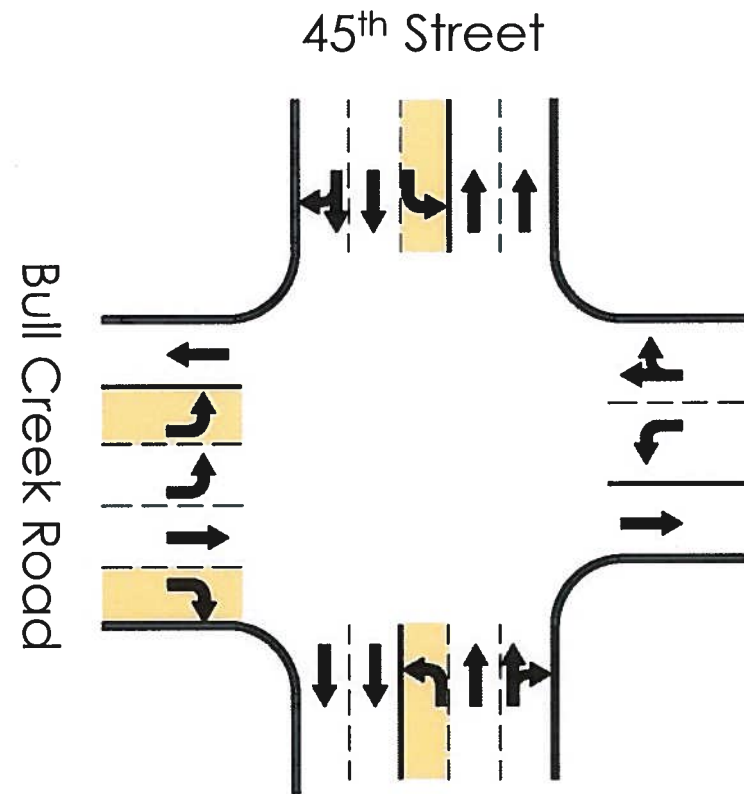
YOUR WAIT GETS BETTER

In 2024 with The Grove and proposed intersection improvements.





EXISTING



PROPOSED

35% More Studied Vehicles

50% More Lanes

78% More Available Green Light Time

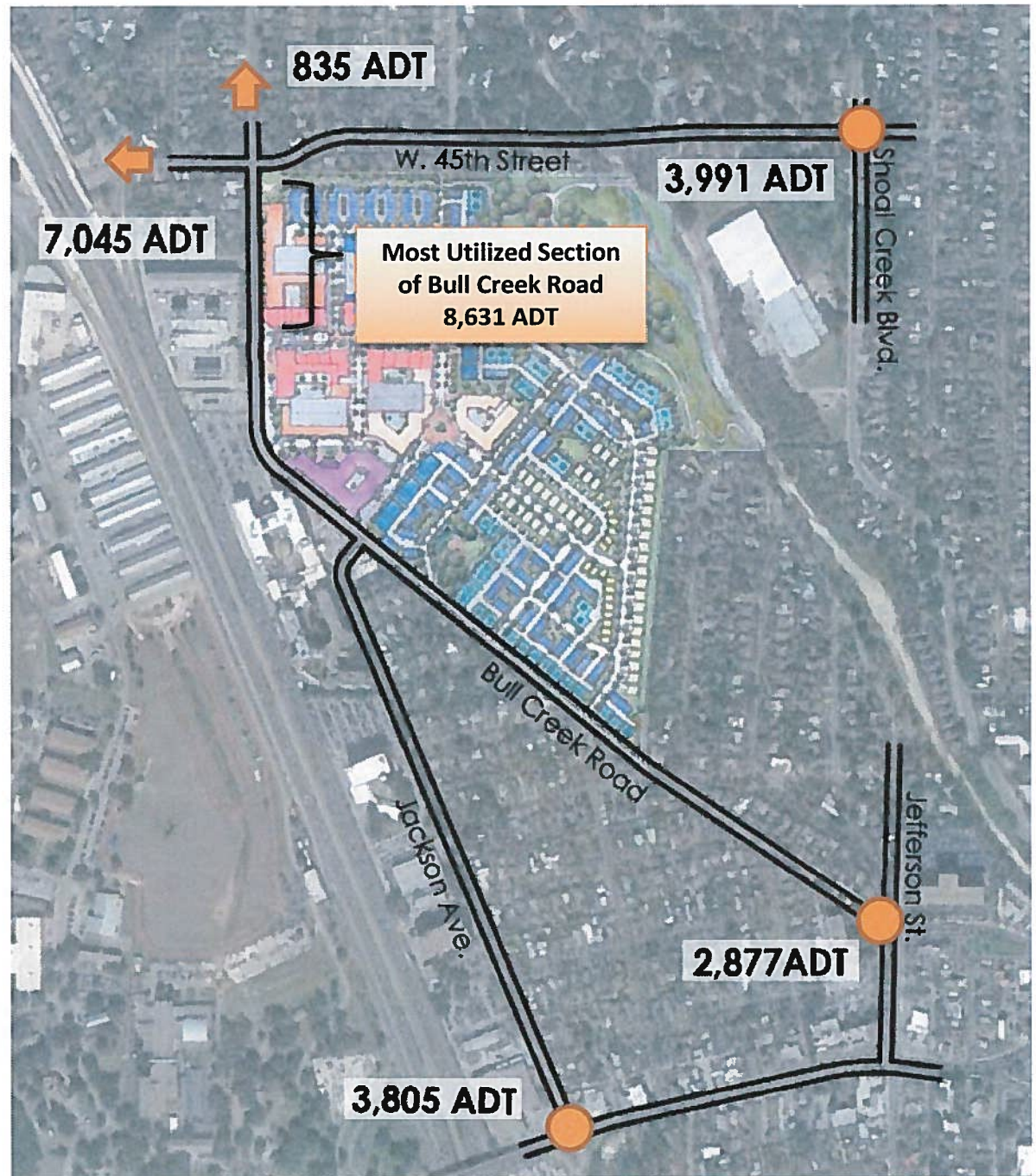


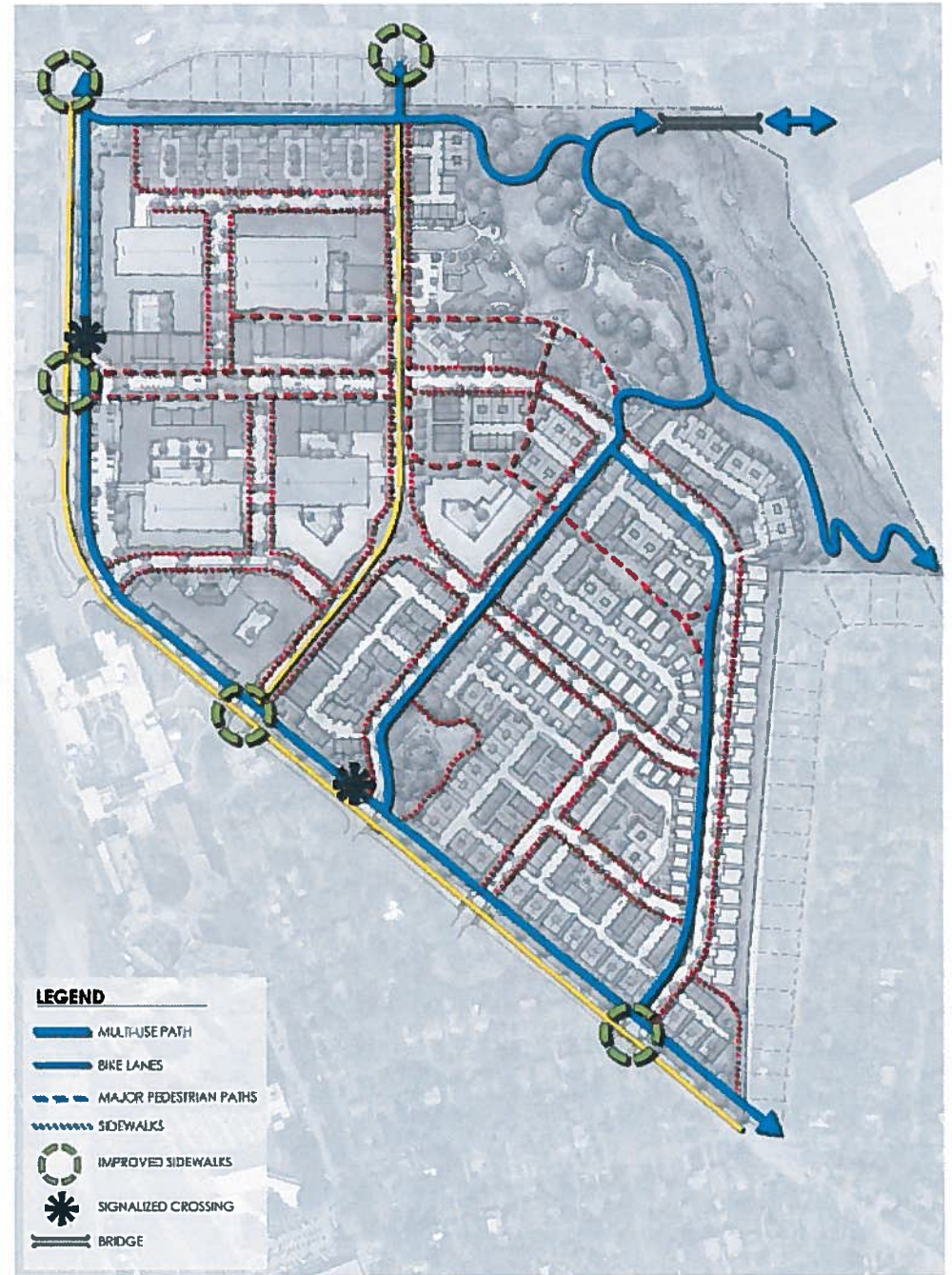
Bull Creek Road North	835 ADT
Bull Creek/Jefferson	2,877 ADT
Jackson/35 th	3,805 ADT
45 th Street West	7,045 ADT
45 th /Shoal Creek	3,991 ADT

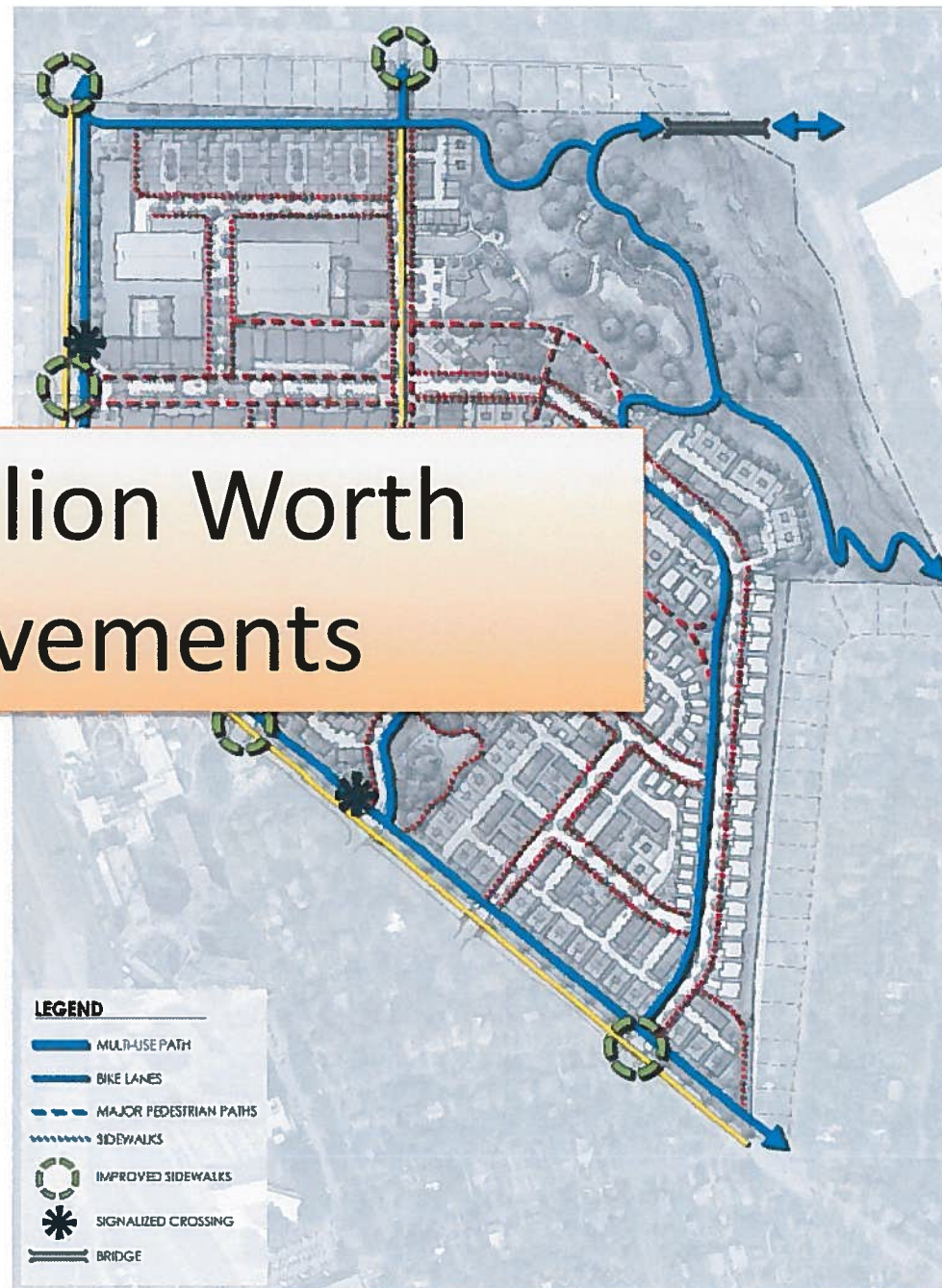
18,572 ADT's

New Trips	19,422
Existing Trips	- 880
Net Trips	18,572 ADT's

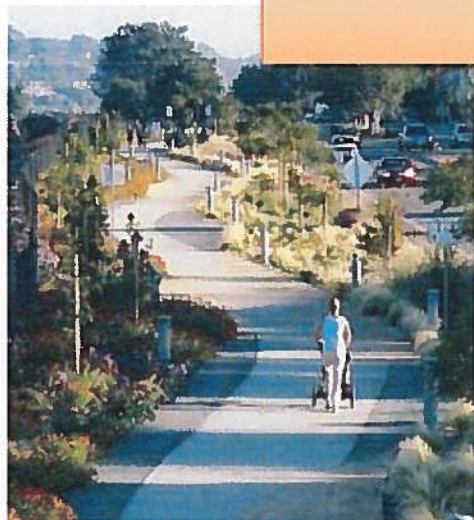
Note: this graphic does not take into account any traffic reductions from the Transportation Demand Management (TDM) Plan

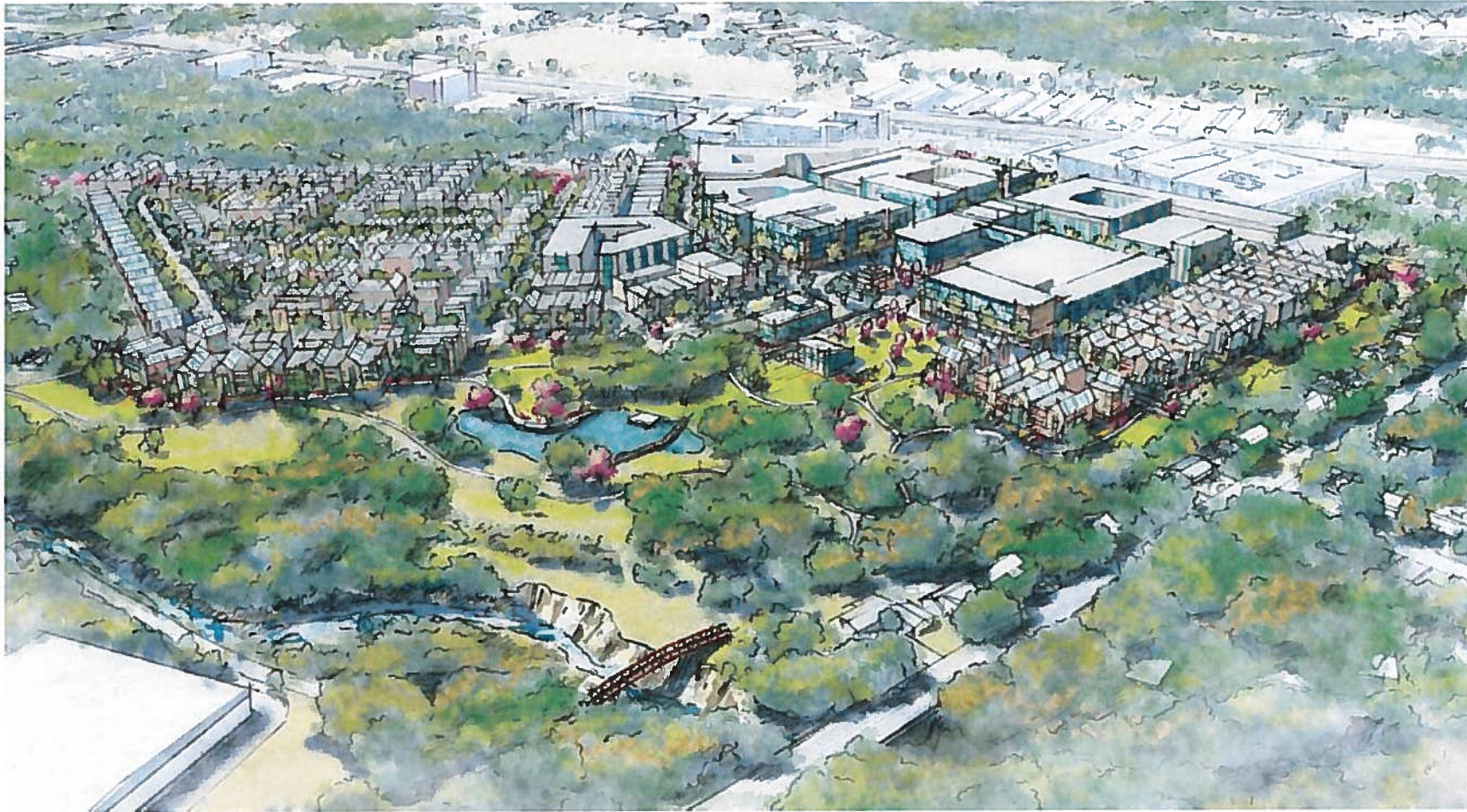


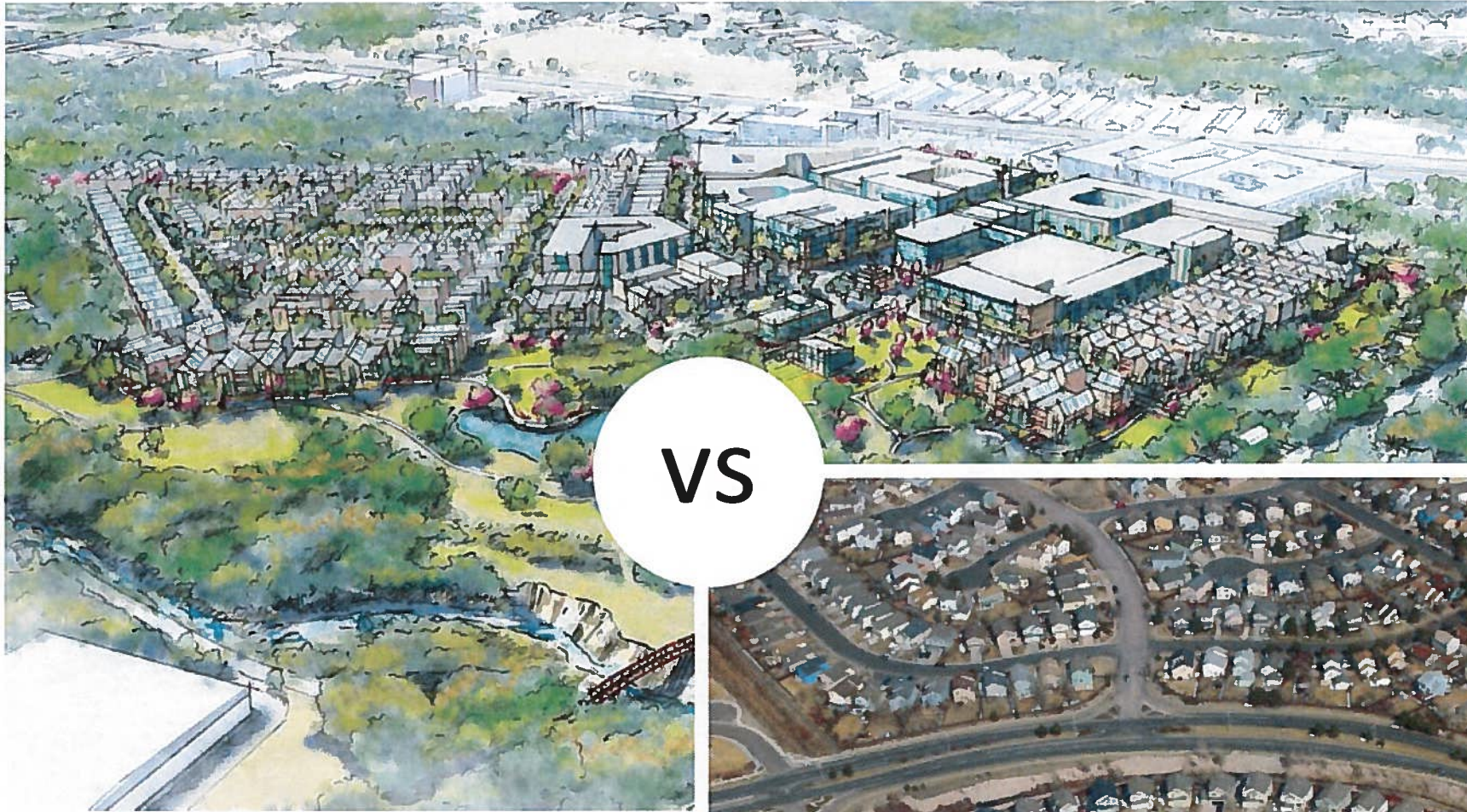




Over \$9 Million Worth
Of Improvements







VS





Economic Benefits of The Grove

Over a 20-year period, The Grove will generate:

- \$66 million for Austin's Affordable Housing Trust Fund
- \$173 million of income for AISD
- \$14 million in sales tax revenues
- \$77 million of income for Travis County

20-year Total: \$331 million

The BCRC plan would generate \$74 million less



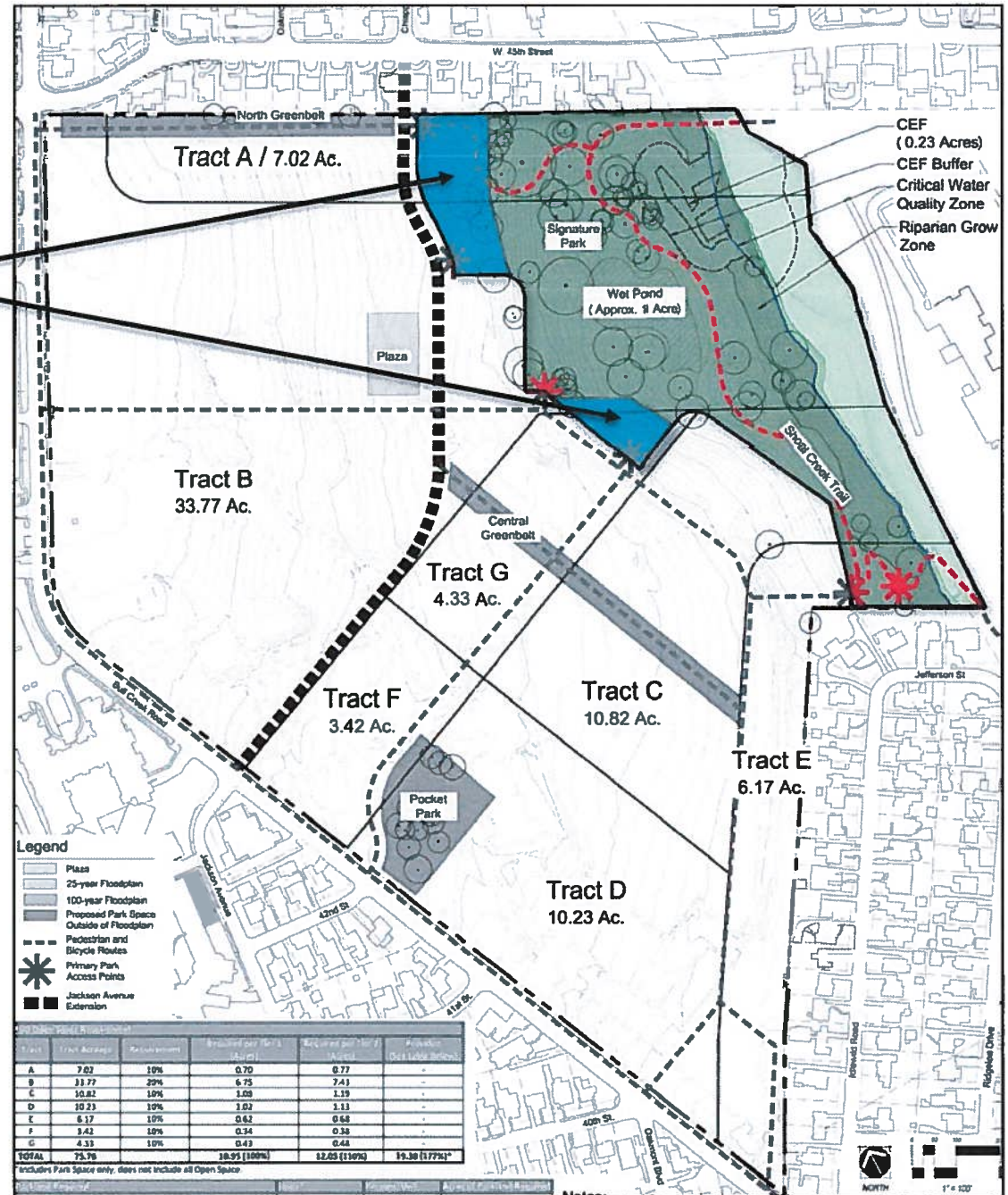
What's New Since Zoning and Platting Commission?



Parks Superiority!

Flat Acreage Added to Park

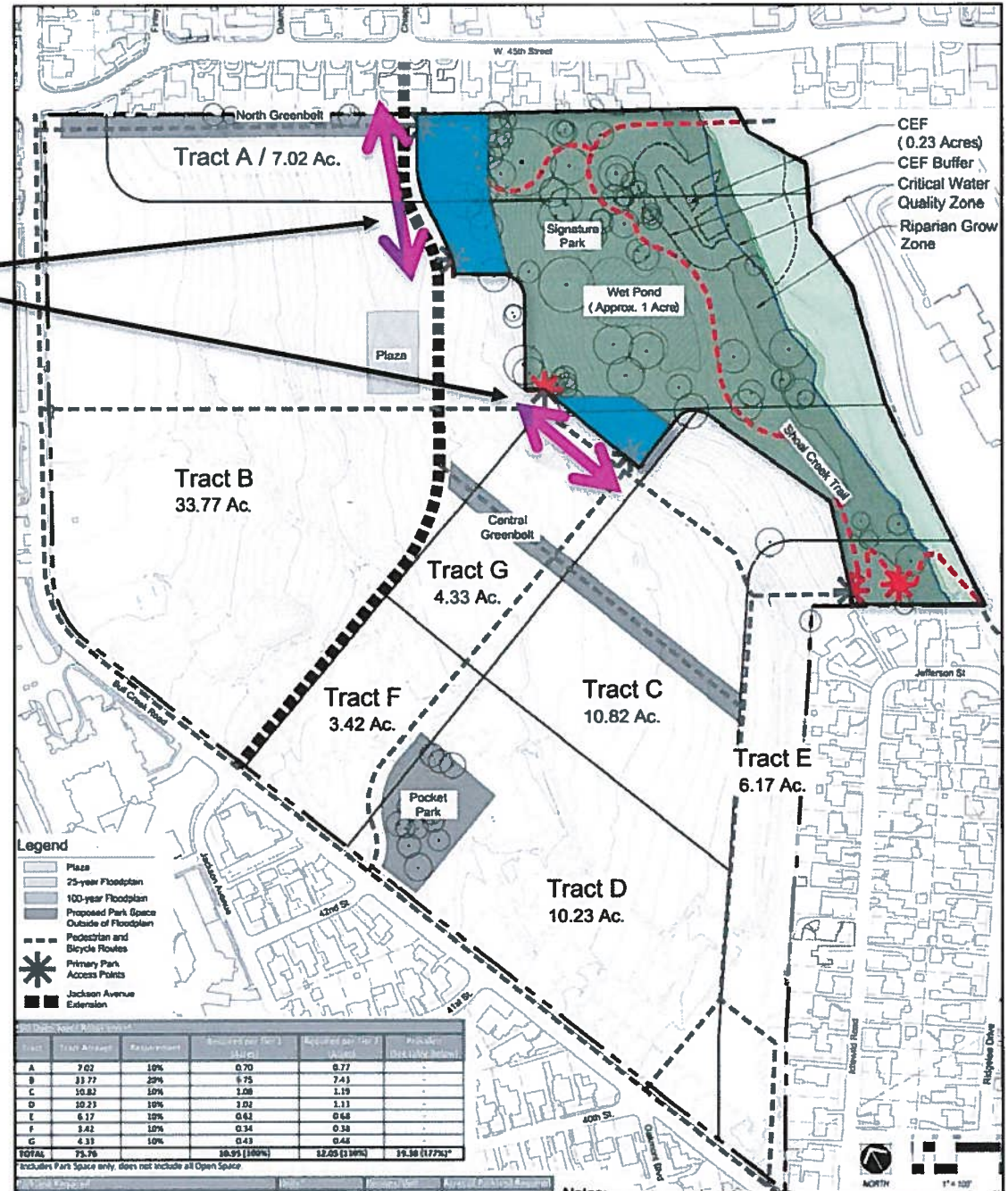
- Signature Park increased to 16.25 Acres
- Total Parkland increased to 19.88 acres (14.13 credited acres)



Parks Superiority!

Frontage

- Minimum 705' of street frontage for the Signature Park



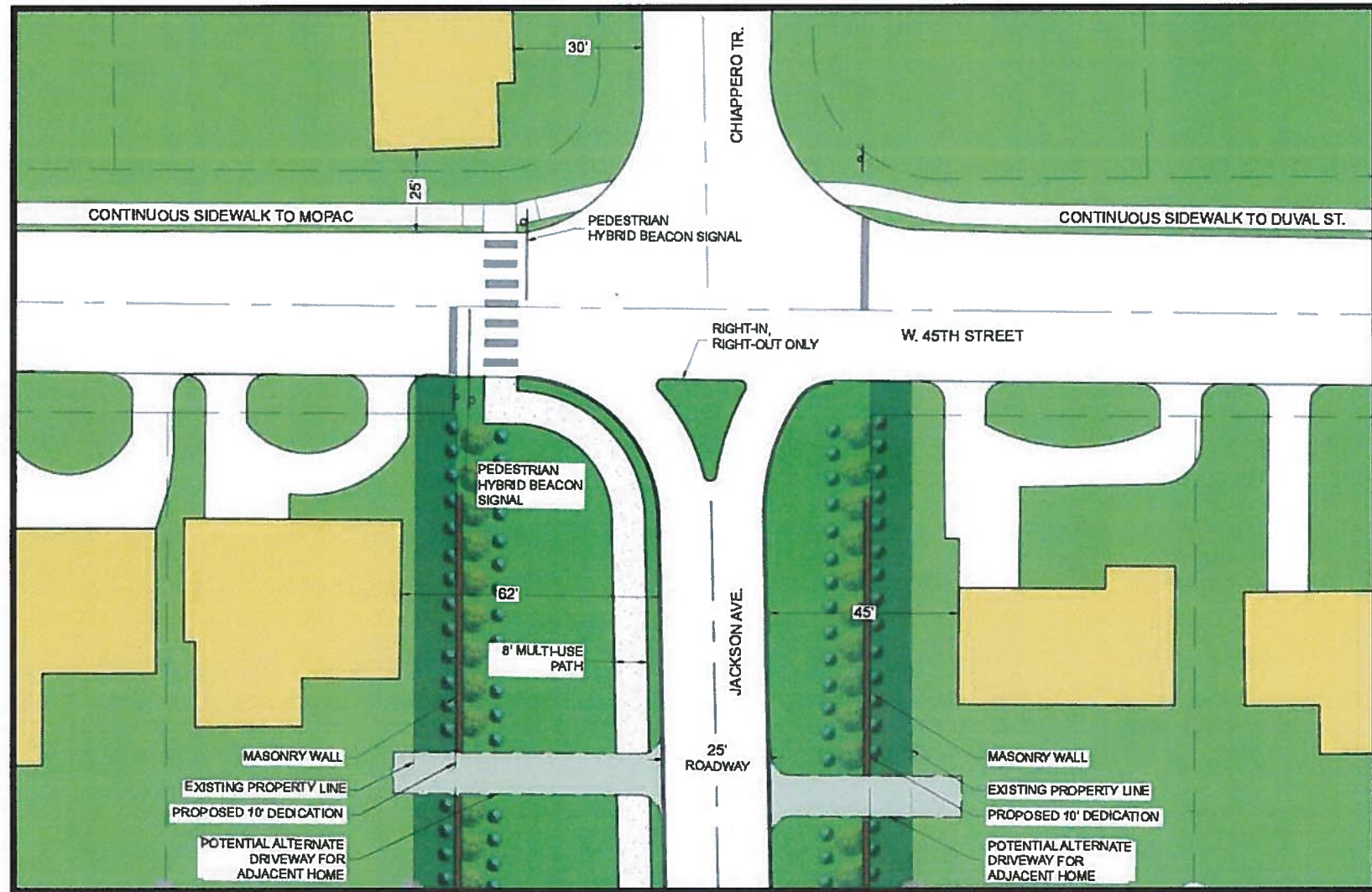
Acquisition of Right-of-way



Applicant is currently under contract to purchase this lot, meaning they will control all ROW required for the traffic improvements as proposed



Jackson Avenue Alignment



**Whose safety benefits
from this connection?**



This will be the safest bicycle
and pedestrian access to the
Project and Park for
hundreds of households.



Transportation Demand Management Plan





How has The Grove responded to community concerns?



Community Meetings

- 1) Meeting with Ridgelea Neighbors – June 2016
- 2) BCRC Facilitated Meeting - May 12, 2016
- 3) BCRC Facilitated Meeting – April 27, 2016
- 4) BCRC Facilitated Meeting – April 21, 2016
- 5) Planning Meeting - Master Plan - March 30, 2016
- 6) BCRC Facilitated Meeting - Feb. 10, 2016
- 7) Meeting with Oakmont Neighbors - Feb 1, 2016
- 8) Park Design Meeting - Dec. 12, 2015
- 9) BCRC Facilitated Meeting - Dec. 2, 2015
- 10) Meeting with Friends of The Grove - Nov. 25, 2015
- 11) Meeting with Oakmont Neighbors – Nov. 16, 2015
- 12) "Thank You" Reception for Westminster – Nov. 16, 2015
- 13) BCRC Facilitated Meeting - Nov. 11, 2015
- 14) Friends of The Grove Meeting - Oct. 28, 2015
- 15) BCRC Facilitated Meeting - Oct. 28, 2015
- 16) EVOLVE Austin Meeting - Oct. 28, 2015
- 17) Meeting with Rosedale Neighborhood Association – Sept. 28, 2015
- 18) Meeting with Ridgelea Neighbors – Sept. 23, 2015
- 19) Meeting with Ridgelea Neighbors – Sept. 21, 2015
- 20) Bike Design Meeting with Friends of The Grove & Bike Austin - August 29, 2015
- 21) Rosedale Neighborhood Association – August 24, 2015
- 22) Residential Design Meeting with Friends of The Grove - August 22, 2015
- 23) Live Q&A with Friends of The Grove - August 10, 2015
- 24) Highland Park West/Balcones NA Meeting - August 3, 2015
- 25) Meeting with BCRC to see their Alternative Vision – July 29, 2015
- 26) Planning Meeting to Review Conceptual Master Plan for Westminster Residents - July 20, 2015
- 27) GROVEFEST - July 11, 2015
- 28) Planning Meeting to Review Conceptual Master Plan - July 9, 2015
- 29) The Grove/Friends of The Grove Meeting - June 27, 2015
- 30) The Grove/BCRC Meeting - June 4, 2015
- 31) Meeting for Idlewild Road Residents - May 27, 2015
- 32) The Grove/BCRC Meeting - May 21, 2015
- 33) The Grove/BCRC Meeting - May 7, 2015
- 34) The Grove/BCRC Meeting - April 30, 2015
- 35) Rosedale Neighborhood Association - April 27, 2015
- 36) Planning Meeting for 45th Street Residents - April 18, 2015
- 37) Planning Meeting for Idlewild Road Residents - April 15, 2015
- 38) The Grove/BCRC Design Principles Workgroup Meeting - April 9, 2015
- 39) Shoalmont/Allandale Neighborhood Meeting - April 8, 2015
- 40) Oakmont Neighborhood Meeting - April 8, 2015
- 41) Planning Meeting to Review Conceptual Master Plan for Westminster Residents - April 6, 2015
- 42) Planning Meeting to Review Conceptual Master Plan - April 2, 2015
- 43) Allandale Neighborhood Association Executive Committee Meeting - April 1, 2015
- 44) Meeting with BCRC to Preview Conceptual Master Plan - March 19, 2015
- 45) Planning Meeting for Oakmont Residents - March 12, 2015
- 46) Planning Meeting for Idlewild Road Residents - March 4, 2015
- 47) Meeting with BCRC - February 26, 2015
- 48) Planning Meeting for 45th Street Residents, February 14, 2015
- 49) Planning Meeting for Westminster Residents - February 12, 2015
- 50) Planning Meeting - February 11, 2015
- 51) Community Meeting: Vision Workshop - January 28, 2015
- 52) Community Meeting: Vision Workshop - January 21, 2015
- 53) Site Walk with The Grove/BCRC - January 8, 2015
- 54) First Meeting with The Grove/BCRC - January 7, 2015



Public Hearings/Appearances

- **Submittal Dates:**
 - 4/2/15: TIA Submitted
 - 4/2/15: Development Assessment Submitted
 - 6/15/15: Formal PUD Application
- **City Council:**
 - 6/11/15: Development Assessment Hearing (no action)
 - 8/13/15: Baseline Discussion (no action)
 - 1/28/16: Waterline extension cost sharing approved
- **Zoning and Platting Commission:**
 - 12/1/15: Postponed to wait for staff recommendation
 - 5/17/16: Postponed to wait for staff recommendation
 - 6/5/16: Postponed to wait for EV Commission recommendation
 - 6/21/16: Public Hearing: postponed after testimony until 3 AM
 - 7/5/16: Planned postponement to 7/14
 - 7/14/16: Public Hearing: Recommended approval 6-4
- **Environmental Commission:**
 - 11/4/15: Would not hear case, requested full staff recommendation prior to hearing
 - 11/18/15: Staff briefing, no public hearing or applicant presentation
 - 12/16/15: Postponed to wait for staff recommendation
 - 5/18/16: Discussed referring Grove to committee
 - 5/31/16: Environmental Commission Development Committee (no action)
 - 6/1/16: Public Hearing, postponed action and requested additional study
 - 6/15/16: Public Hearing: recommended denial 6-4
- **Parks Board:**
 - 5/24/16 Public Hearing: voted to affirm staff recommendation of not superior
- **Bicycle Advisory Council:**
 - 7/19/16: Voted to support project and requested review at Site Plan



Changes – Then to Now



Parkland Acres (Does not include 1.25 acre trail corridor on Bull Creek Road)	14.75	→	17	→	19.88
Total Commercial SF	508K	→	383K	→	360K
Total Office SF	350K	→	225K	→	210K
Total SF	3.2M	→	2.4M	→	2.65M
Residential Units	1515	→	1250	→	1335
Affordable Housing	180 w/ \$4 million GO bond and tax credit	→	104 No bond or tax credit funds	→	108 No bond or tax credit funds
Cocktail Lounge SF	75K	→	25K	→	15K
Jackson to 45th Street Connection	No Connection	→	Single House, 25' Separation	→	Two Houses, 45' Separation
Compatibility to North	25'	→	35'	→	50' Greenbelt
Compatibility to Idlewild	25'	→	35' limited to SF homes		
Compatibility to Oakmont	15' Setback	→	25' Setback, Duplex or SF only, Reduced Height		
Heritage Oaks	Protect All	→	Protect All, 50% increase in root zone protection, Tree Care Plan		
PM Peak Hour Car Trips	1,779	→	1,485	→	992 (w/ ITE adjustments for multi-modal and mixed use)

Thank You!



www.thegroveshoalcreek.com