



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 that 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 net 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 net new stormwater will be discharged into Shoal Creek. Our goal as applied to any proposed development is not to increase peak run-off in Shoal Creek or cause any adverse flooding impact downstream.