



City of Austin

**Leslie Pool, Council Member
District 7**

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April 13, 2016

City Manager Marc Ott
City of Austin
P O Box 1088
Austin, TX 78767

Dear City Manager Ott,

I am reaching out to you regarding The Grove at Shoal Creek following discussions I have had with the community and with our professional city staff.

As you know, this Planned Unit Development (PUD) proposal provides an unprecedented opportunity for the City of Austin to realize some of the aspirational goals of our Imagine Austin Comprehensive Plan. It presents us with a rare opportunity to achieve livability, connectivity, affordability, and residential density on a large scale within our urban core, and with the chance to create a model for how to approach PUDs on large public lands sold to private developers.

It also presents us with the unprecedented challenge of examining this complex proposal to ensure that it achieves our aspirations and complements the surrounding communities. I am very grateful for the dedication you and our expert city staff have shown in meeting this challenge and helping our community reach our goals.

My understanding is that our city staff was evaluating the transportation aspects of this project very methodically in order to examine its potential impacts on our public infrastructure and confirm that proposed street improvements are adequate and feasible. At this time, I have some reservations that the review may not yet reflect a complete picture of these impacts and improvements.

I have full confidence in our city staff's ability to produce a fair review that vets this proposal and ensures that it will truly meet our Imagine Austin vision.

With that in mind, I would ask you to ensure the following:

- That staff reviews the impact of providing a vehicular connection across the property of 2627 W. 45th St. and the feasibility of such a connection, before this case is presented to the Zoning and Platting (ZAP) Commission; and
- That staff reviews an analysis of the operations and impact of Jackson Avenue at full build-out as a connection between West 35th Street and West 45th Street before the case is presented to ZAP, including the upgrade of Jackson Avenue to a collector street; and

- That staff reviews documentation that the necessary permissions have been obtained to commit to the reconstruction of the intersection at Bull Creek Road and West 45th Street as per the Traffic Impact Analysis (TIA); and
- That staff has the opportunity to address any other outstanding items deemed necessary for a complete and comprehensive review; and
- That the contents and conditions of the draft Traffic Phasing Agreement be presented with staff recommendations to ZAP for comment before the case is heard by that body.

Thank you for taking these thoughts into consideration. I truly appreciate the hard work our city staff has invested in providing this proposal with a high level of scrutiny consistent with its magnitude – and I look forward to Council having the opportunity to consider a thorough assessment of this project.

Sincerely,

A handwritten signature in black ink that reads "Leslie Pool". The signature is written in a cursive style with a large, sweeping flourish at the end.

Leslie Pool
Council Member, District 7