

BCRC

Recommendations for The Grove at Shoal Creek

1. Emphasize missing-middle and affordable house

- Retain proposed 1515 residential units plus congregate care
- Increase on-site affordable housing units required to get SMART housing fee waivers to 50% above minimum

2. Decrease and mitigate traffic impact

- Reduce office entitlements to 115,000 square feet, and retail to 100,000 square feet
- Modify total allowed 24-hour unadjusted vehicle trips to 18,000
- Require off-site traffic calming and mitigation on neighborhood residential streets

3. Provide adequate park land

- Increase usable, credited parkland to 16.88 acres

4. Provide neighborly compatibility

- Modify minimum setback to Bull Creek Road across from residential homes to 25 feet and use compatible residential standards for first row of housing.
- Require city-approved noise mitigation plan during construction, and for permanent activities on-site
- Prohibit vehicle access through 45th Street residential strip and enable alley access adjacent to 45th Street homes
- Require 20-foot wide drainage easement full length on the south boundary to protect Idelwild Street homes