



	As Proposed	PUD Amendments	A Better PUD
COMMERCIAL	Office 210,000 sq ft Retail 150,000 sq ft ↳ 47,500 sq ft single tenant	Office 115,000 sq ft Retail 100,000 sq ft ↳ 30,000 sq ft single tenant	<ul style="list-style-type: none"> <li>✓ Less peak-hour traffic</li> <li>✓ Local serving businesses<sup>1</sup></li> <li>✓ Neighborhood compatibility</li> </ul>
RESIDENTIAL	Less Residential ↳ # Units Unknown Less Affordable Housing ↳ # Units Unknown	No sq ft cap on Residential Add Affordable Housing ↳ 50% over minimum req'd for fee waivers	<ul style="list-style-type: none"> <li>✓ Missing-middle housing</li> <li>✓ More Affordable Housing</li> <li>✓ Meets city priority and Imagine Austin</li> </ul>
TRAFFIC	24,000 Unadjusted Trips Cap ↳ 600% max level in code No neighborhood mitigation Road thru existing 45 <sup>th</sup> home	18,000 Unadjusted Trips Cap <sup>2</sup> Aggressive TDM plan Traffic mitigation fund No road thru 45 <sup>th</sup> home	<ul style="list-style-type: none"> <li>✓ Less traffic!</li> <li>✓ Encourage multi-modal trips</li> <li>✓ Benefit the most impacted</li> <li>✓ Safe and sensible</li> </ul>
PARK	Minimum parkland ↳ park provided designed as "extension of retail"	Add 4 ac of credited parkland; Locate 2 ac "flex park" in Signature Park <sup>3</sup>	<ul style="list-style-type: none"> <li>✓ More residents = more park</li> <li>✓ Fix park deficient area</li> <li>✓ Protect env sensitive areas</li> </ul>
DRAINAGE	Minimum drainage design & flood protection ↳ existing flooding from site	Locate drainage easement / green space with flood controls along Idlewild <sup>4</sup>	<ul style="list-style-type: none"> <li>✓ Resolve historical flooding</li> <li>✓ Belts &amp; suspenders approach to flood protection</li> </ul>
NOISE	No noise mitigation plan Bar and Amphitheater uses	Implement noise control plan Limit hours of amplified music	<ul style="list-style-type: none"> <li>✓ Central Market PUD has it<sup>5</sup></li> <li>✓ Neighborhood compatibility</li> </ul>

1 The Grove includes regional-scale commercial that requires vehicle trips from all over Austin; local-serving neighborhood scale commercial will encourage less vehicle trips and significantly reduce traffic per the developer's TIA

2 The developer said meeting this trip count will reduce residential & affordable housing, but that is false: [tinyurl.com/grovepud](https://tinyurl.com/grovepud)

3 Flex park and additional park area should be added to achieve park superiority per PARD staff

4 A greenbelt along Idlewild would allow space for flood controls, more parkland, and denser residential: win-win-win!

5 Central Market cuts off amplified music at 9 pm in cooperation with the Rosedale neighborhood