



	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"> ✓ Less peak-hour traffic ✓ Local serving businesses¹ ✓ Neighborhood compatibility
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"> ✓ Missing-middle housing ✓ More Affordable Housing ✓ Meets city priority and Imagine Austin
TRAFFIC	24,000 Unadjusted Trips Cap ↳ 600% max level in code No neighborhood mitigation Road thru existing 45 th home	18,000 Unadjusted Trips Cap ² Aggressive TDM plan Traffic mitigation fund No road thru 45 th home	<ul style="list-style-type: none"> ✓ Less traffic! ✓ Encourage multi-modal trips ✓ Benefit the most impacted ✓ Safe and sensible
PARK	Minimum parkland ↳ park provided designed as "extension of retail"	Add 4 ac of credited parkland; Locate 2 ac "flex park" in Signature Park ³	<ul style="list-style-type: none"> ✓ More residents = more park ✓ Fix park deficient area ✓ Protect env sensitive areas
DRAINAGE	Minimum drainage design & flood protection ↳ existing flooding from site	Locate drainage easement / green space with flood controls along Idlewild ⁴	<ul style="list-style-type: none"> ✓ Resolve historical flooding ✓ Belts & suspenders approach to flood protection
NOISE	No noise mitigation plan Bar and Amphitheater uses	Implement noise control plan Limit hours of amplified music	<ul style="list-style-type: none"> ✓ Central Market PUD has it⁵ ✓ Neighborhood compatibility

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

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