SITE DEVELOPMENT & FEASIBILITY REPORT

For

Travis Flats
a 2.23 Acre Site at 5325-5335 Airport Boulevard

Prepared For:

DMA Development, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, Texas 78746
512-328-3232

Prepared By:

Urban Design Group PC
TX Registered Engineering Firm #F-1843
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Updated
02/14/2018
I. Travis Flats Executive Summary:

The purpose of this report is to present sufficient detail of the existing site characteristics, location, and zoning, taxing entities, proposed site plan, applicable site, building and utility design codes and requirements, as well as discussions of the proposed site design and review/permitting process of the City of Austin. These conditions were found to be standard to the development process of a multi-family site in Austin, TX.

Travis Flats is a proposed 146-unit, amenity rich multifamily development serving families to be located at 5310 Helen Street, in Austin Texas. The site is located at approximately the northeast intersection of Airport Boulevard and E. 53rd ½ Street, with the “front door” of Travis Flats facing Helen Street. Travis Flats will be three-story at Helen Street, rising to 4-stories towards Airport Boulevard and wrapping a 4-story structured parking garage.

Travis Flats is being developed adjacent to a new 83,029 sf office building for Travis County. The office building, which includes a small 500 sf retail component, will be developed concurrently with Travis Flats on .86 acres fronting Airport Boulevard, but is being financed separately and developed by the Southwest Strategies Group. Travis Flats includes a parking garage, located between the office and multifamily which is sufficiently sized to be shared by the multifamily and office/retail tenants. Ingress/egress to the parking garage is from 53rd ½ Street. There is street parking along Helen Street and visitors to the Travis County Office building will park in the adjacent parking lot to the north which is owned by Travis County.

The project site is located on a 3.09 acre tract made up of Lot 6 (0.86 acres) and Lot 7 (2.23 acres) of the Resubdivision #2 of a portion of Blocks 1 & 2 Mrs. Lou H. Hill Subdivision out of James P. Wallace Sur. #57, Austin, Travis County, Texas subdivision. However, as contemplated in the site control documentation, the larger 3.09 acre tract will be divided into two master “units” via a condominium declaration— “Unit R” of approximately 2.23 acres for the multifamily and parking garage, and “Unit C” of approximately 0.86 acres for the office building. Travis County will lease the 2.23 acre “Unit R” to Austin TCHFC-DMA Housing, LLC (the Applicant/Owner), and separately lease the 0.86 acre “Unit C” to the Owner entity of the office building. The site is subject to the City of Austin ordinances and regulations pertaining to land development, environment, and health and safety.

The building designs are prepared by the architectural firm, Nelsen Architects and the preliminary engineered site plan was prepared by Urban Design Group PC. The two firms coordinated to optimize the buildings and parking layout. The plan includes building placement, fire lanes, existing roadways, proposed and existing water and sewer utilities, and a statement regarding codes and ordinances.

Urban Design Group PC and Nelsen Architects have met with the City of Austin planning, engineering and development authorities to review the proposed site improvements. Urban Design Group PC has investigated the scope of the proposed project by reviewing and inspecting the City of Austin codes, records, and data regarding the site in order discern the development conditions and limitations. Urban Design Group PC has reviewed and compiled the research for the proposed project and provided detailed summaries of the project’s various requirements as well as provided a final synopsis that will discuss the overall applicability and compatibility of the proposed project.
II. Site Summary Items:

A. Zoning Requirements

The property is within the City of Austin Full Purpose Jurisdiction and is zoned CS-1-V-CO-NP, CS-V-CO-NP. Both the multi-family and commercial uses are allowed within the current zoning designation.

The zoning designations stand for General Commercial Services (CS), Commercial – Liquor Sales (CS-1), Vertical Mixed Use Building (V), Conditional Overlay (CO), and Neighborhood Plan (NP). Each designation adds a component to the allowed use.

The CS and CS-1 designations are the base zonings that allow for commercial uses.

The V designation allows for a vertical mixed use building containing a mix of residential and commercial uses. Typically, commercial uses are located on the ground floor, and residential units are located above.

The CO designation allows for a modification of use and site development regulations to address the specific circumstances presented by a site. In this case, the CO refers to the addition of the Neighborhood Plan requirements.

The NP designation refers to zoning conditions applied from the neighborhood plan. In this case, it is the North Loop Neighborhood Plan, which makes the land use conditional if agricultural sales and services, automotive sales, campgrounds, commercial blood plasma centers, construction sales and services, convenience storage, equipment repair services, equipment sales, kennels, or vehicle storage are proposed. None of these uses are anticipated for this project. The neighborhood plan also allows for this tract to be developed as a “neighborhood mixed use building special use”, and a “neighborhood urban center special use”.

B. Subdivision/Platting Requirements

The project site is located on a 3.09 acre tract made up of Lot 6 (0.86 acres) and Lot 7 (2.23 acres) of the Resubdivision #2 of a portion of Blocks 1 & 2 Mrs. Lou H. Hill Subdivision out of James P. Wallace Sur. #57, Austin, Travis County, Texas subdivision. However, as contemplated in the site control documentation, the larger 3.09 acre tract will be divided into two master “units” via a condominium declaration—“Unit R” of approximately 2.23 acres for the multifamily and parking garage, and “Unit C” of approximately 0.86 acres for the office/retail building. The condominium plat is required to fulfill the needs of the development and will be prepared by UDG as part of its services. Please refer to Survey, Exhibit A.

C. Site Plan

The site currently is vacant, with only old building foundations and paved parking. The existing site is 100% impervious.
The new site plan consists of two development components, a multifamily building and an office building with ground floor retail. These uses will share a parking garage which is wrapped within the multifamily building. Due to the landscaped areas within the development, the post-development impervious cover will be less than 100% making stormwater detention unnecessary. Water Quality is still a concern, and a water quality pond is proposed to be constructed under the parking garage. Please refer to Site Plan, Exhibit B.

D. Site Utilities

1. Water

The multifamily site will be served by an existing 8” cast iron water line on the south side of East 53 ½ Street. The office site will also be served by this same 8” water line with a separate service line. The Austin Water Utility has determined that these water lines should be able to provide enough water for the project’s domestic, irrigation, and fire protection needs.

2. Wastewater

Wastewater service for the multifamily site is from the existing 8” concrete wastewater line in East 54th Street that ends in a manhole at Helen Street. Wastewater service for the office is from a proposed 30” wastewater line on the east side of Airport Boulevard, which will be built by another unrelated project. Thes AWU has determined that these wastewater lines should be sufficient for the project’s wastewater needs.

3. Storm Drainage/Water Quality

The proposed project site will only require a water quality pond which will drain towards Helen Street. Urban Design Group PC has laid out a proposed storm drain and has determined that the project will require approximately 681 linear feet of 30” RCP storm drainage lines. Urban Design Group PC has generated an approximate cost estimate of $235,250 for the proposed drainage system as well as additional miscellaneous site work fees associated with the proposed layout.

Stormwater detention is not required because the post-development runoff rates will be lower than the existing run rates due to a decrease in impervious cover.

4. Electric and Gas

Electric is provided by City of Austin via overhead service in both Airport Boulevard and East 53rd ½ Street, although wherever possible these overhead lines will be lowered and be put into underground conduits. Gas service is available from Texas Gas service in both Airport Boulevard and East 53rd ½ Street.

6. Telephone

Telephone service is available from multiple providers including AT&T Texas, Grande Communications, and Spectrum.
E. Flood Plain and Watershed Requirements

The site is situated within the Tannehill Branch watershed which is classified as an Urban watershed.

No portion of this site lies within the 100 or 500 year flood plan as shown in the Federal Flood Insurance Administration FIRM panel number 48453C0455J, dated January 6th, 2016 for Travis County.

F. Site Ingress and Egress Requirements

Vehicle access to the project site is via 53rd ½ Street into the parking garage. Loading docks for the office will be located on the adjacent tract via an Access Easement. The Austin Fire Department can serve the site from the surrounding streets, except for a small area at the back of the multifamily site that is more than 200’ from the streets. For this area, the same Access Easement on the adjacent tract will allow the Austin Fire Department to gain access.

G. Building Codes and Local Design Requirements

The applicable building codes for this project are the 2012 International Building Codes, the 2012 International Fire Code, all local amendments to the 2012 Fire Code, and the Austin Land Development Code (LDC) as adopted by the City of Austin.

H. Offsite Requirements

There are no storm drains in the surrounding streets, and so a new storm drain must be constructed in Helen Street in order to drain the onsite water quality pond to the creek. Urban Design Group PC has laid out a proposed storm drain and has determined that the project will require approximately 681 linear feet of 30” RCP storm drainage lines. Urban Design Group PC has generated an approximate cost estimate of $235,250 for the proposed drainage system as well as additional miscellaneous site work fees associated with the proposed layout. Please refer to On-site & Off-Site Costs, Exhibit C.

III. Entitlement/Site Development/Building Permitting Process Summary and Timing Overview of Process, Timing and Costs

Under City of Austin regulations this project will be considered as a new project. As such, the current Land Development Code applies and a Site Development Permit will be required. The process has two stages, the first being Completeness Check whereby the City does a preliminary review to determine if the application and plans are complete. The second stage is the formal review process where the City staff conducts a detailed review of the plans and provides the design consultants with comments to be addressed before the permit may be issued.

Once a substantial amount to the Site Development Permit comments have been cleared, the Building Permit may also begin being reviewed concurrently.
I. Permit Process and Timing:

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<th>Type of Permit</th>
<th>Duration</th>
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<tr>
<td>Site Development Permits</td>
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<tr>
<td>Building Type Permits</td>
<td>3-5 months</td>
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II. Review/Impact Fees:

The Travis Flats has received a SMART Housing waiver letter, which waives several impact fees. The anticipated impact fees for the proposed development are as follows:

- Landscape Inspection Fees: $1,016.08 for sites between 1 and 5 acres
- Zoning Review Fees: N/A, zoning is established
- TCEQ Application Fees: $100.00 for the Construction NOI
- Subdivision/Final Plat Review Fees: N/A per SMART Housing Certification
- Parkland Dedication Fees: N/A per SMART Housing Certification
- Water and Wastewater Capital Recovery Fees: N/A SMART Housing Certification
- Electrical Capital Recovery Fees: N/A per SMART Housing Certification
- Site Development Review Fees: N/A per SMART Housing Certification
- Building Permit Fees: N/A per SMART Housing Certification
- Construction Inspection Fees: N/A per SMART Housing Certification

Please see SMART Housing Certification Letter (Exhibit D).

Exhibit List:

- Exhibit A –Survey
- Exhibit B–Preliminary Site Plan Drawings
- Exhibit C –On-Site/Off-Site Cost Estimate
- Exhibit D – SMART Housing Letter
February 5, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin TX 78701

RE: TDHCA Application No 18335 (Travis Flats)

Dear Mr. Irvine:

I am writing to confirm the de minimis contribution of development funding by the City of Austin (the “City”) for the Austin DMA-Austin Travis County Development – Travis Flats.

This project is eligible to have certain development fees waived through the City's S.M.A.R.T. Housing Ordinance. The ordinance allows full or partial fee waivers in developments in which a portion of the units are affordable for households who earn no more than 80% of the median family income.

Contingent upon the developments compliance with the City's S.M.A.R.T. Housing Ordinance, the fee waivers the City will provide are for a direct benefit of the project by reducing development costs approximately $751,250.

Please contact Sandra Harkins by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,

[Signature]

Regina M. Copic, Real Estate and Development Manager
Neighborhood Housing and Community Development